



Hebden Royd  
Great Langton Northallerton, DL7 0TY  
Offers in excess of £270,000



OPEN TO VIEW SATURDAY THE 28TH OF FEBRUARY BETWEEN 12PM AND 1PM

CALL 01423 329010 TO BOOK YOUR VIEWING

A Modernised Detached Bungalow

Three Spacious Bedrooms. This extended bungalow offers three well-proportioned bedrooms,

High-Quality Finishes Throughout: Carefully designed with modern fixtures and a stylish ambience, Off-Street Parking & Detached Garage: Enjoy the convenience of off-street parking alongside a secure garage for easy vehicle access.

Generous Plot of Approximately 0.19 Acres: Set on a substantial plot, this property provides ample outdoor space.

Charming Village Location: Located in Great Langton, experience the beauty of village life with a friendly community and picturesque views.

No onward Chain:



**Description**

Nestled within an expansive corner plot, this charming and meticulously maintained three-bedroom detached bungalow is a true gem set in the heart of a highly desirable village, known for its welcoming community and picturesque surroundings.

Upon arrival, you'll appreciate the benefits of UPVC double glazing that adorns every window, welcoming natural light to flood the interiors. The property is equipped with an efficient oil-fired central heating system and features eco-friendly solar panels, showcasing a commitment to both comfort and sustainability. A detached single garage offers convenient storage and parking options.

Stepping inside through a stylish UPVC door, you enter a spacious entrance hallway that seamlessly connects to all areas of the home, enhanced by the inclusion of two practical storage cupboards. The inviting lounge greets you with sweeping views of the beautifully landscaped gardens, revealing a serene retreat right outside. A delightful wood-burning stove, set within a tasteful brick surround and adorned with a rustic wooden lintel, creates a cozy focal point, perfect for unwinding on cooler evenings.

The heart of the home is undoubtedly the modern breakfast kitchen, featuring a sleek array of wall and base units accented by a contemporary laminate worktop. This culinary space is well-appointed with an integrated oven and microwave, along with a stylish stainless steel sink that boasts a drainer and mixer tap. Designed for both functionality and comfort, it offers plumbing for a washing machine, ample space for a fridge, and a convenient fitted breakfast bar—ideal for casual dining. Natural light pours in through a window and door leading to the rear, where an oil-fired combination central heating boiler is discreetly positioned along with access to a partially boarded loft.

Adding to the charm of this delightful home is a lovely garden room, where you can bask in the sun and enjoy the serene views. This inviting space includes a door that opens directly to the garden, making it an ideal escape for leisurely afternoons.

The bungalow boasts three well-proportioned bedrooms, each offering a peaceful sanctuary. The recently updated house bathroom is a highlight, featuring a chic modern white suite that includes a sink set into a stylish vanity unit, a contemporary WC, and an impressive large walk-in shower outfitted with a luxurious rainfall showerhead. Half-tiled walls

add a touch of sophistication, complemented by a heated towel rail for extra comfort.

Externally, the vast corner plot is predominantly laid to lush, manicured lawns, framed by established trees and vibrant bushes that provide both beauty and privacy. A long gravelled driveway extends to the rear, offering generous off-street parking for multiple vehicles. The single detached garage, fitted with light and an up-and-over door, enhances the property's practicality.

The expansive nature of the plot opens up exciting potential for extension, allowing for the possibility of creating your dream home, subject to obtaining the necessary planning permissions. This is not just a home; it's a lifestyle waiting to be embraced.

Tenure & Possession  
Freehold. Vacant possession upon completion.

EPC Rating  
This property has been certified with an EPC Rating of B/82.

Local Authority  
North Yorkshire County Council  
Tax Band D

Utilities  
The property is connected to mains electricity and mains drainage. The central heating system is via an oil fired central heating system.  
The property also has the benefit of solar panels which are owned by the current vendor. The electricity that is generated from these panels provides the current owner with a quarterly rebate from the electricity company.

**Location**  
Great Langton is an attractive village located approximately 6 miles from Northallerton and 10 miles from Richmond. It benefits from excellent road and rail networks, providing convenient access to key cities such as Darlington, Newcastle, York, and Leeds.

Northallerton, nearby, offers a wide range of facilities and amenities, making it well-suited for families with both primary and secondary schooling options. The vibrant

market town hosts a weekly market, and the High Street features numerous independent businesses as well as department stores. Residents can enjoy a variety of activities, including sports clubs, restaurants, pubs, a theatre, a bowling alley, and a cinema, ensuring a well-rounded community experience.





