



The Harts Heron Court, Scotton, North Yorkshire, DL9 3NX
£379,950

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IMMACULATE, BEAUTIFULLY PRESENTED & TRULY SPACIOUS 3-4 DOUBLE BEDROOM Individual Home (About 153sqm/1,647sqft) - There are no small rooms: 7.63m x 3.87m (25'0" x 12'8") Sitting & Dining Room, Family Room/Bedroom 4, Garden Room, Kitchen/Dining Room & Cloakroom/WC; 3 further Double Bedrooms, Bath/Shower Room & En Suite. Garage & 3-Car Parking. Lovely Gardens & backdrop. VERY HIGHLY Recommended.

NB: NEW Kitchen 2023, Chatsworth UPVC Double-Glazing (2026) etc.....

Tucked away accessible location: The A1(M) & A66 Trans-Pennine Route at Scotch Corner 8.5 miles, & Darlington Mainline Station 18 miles; super store & shopping about 2 miles.

PORCH

Rockdoor & UPVC double-glazed window front. Karndean flooring & glazed door to:

RECEPTION HALL

Karndean flooring & staircase to first floor.

CLOAKROOM/WC

Stylish suite: washbasin with cupboard under & WC.

FAMILY ROOM/Double BEDROOM 4. 3.82m x 3.05m (12'6" x 10'0")

Karndean flooring & UPVC double-glazed window to front.

Main LIVING SPACE 7.63m x 3.87m max (25'0" x 12'8" max)

A lovely open area comprising:

SITTING ROOM 4.63m x 3.87m (15'2" x 12'8")

Attractive fireplace with multi-fuel stove. UPVC double-glazed window to front & open to:

DINING AREA 3.57m x 2.95m (11'8" x 9'8")

UPVC double glazed doors to:

GARDEN ROOM 3.41m max x 3.36m max (11'2" max x 11'0" max)

'Steel' roof, down-lighting & radiator. UPVC double-glazed windows & patio doors to outside.

KITCHEN/BREAKFAST ROOM 4.67m x 3.28m (15'3" x 10'9")

NEW in 2023 & sumptuously finished with a range of floor & cupboard units, waste unit, & island unit. Silstone worktops with inset sink. Integrated AEG self-cleaning oven & induction hob with extractor over, integrated full-height AEG fridge & freezer & dishwasher. Karndean flooring & 1.77m x (1.53m max) 1.08m min (5'9" x (5'0") 3'6") under stair storage area. UPVC double-glazed window & door to outside.

HALF LANDING

UPVC double-glazed window to side.

FIRST FLOOR LANDING

Double BEDROOM 1. 4.96m x 3.87m (16'3" x 12'8")

Including fitted wardrobes & dresser. UPVC double-glazed window to front & door to:

EN SUITE 2.58m x 1.58m (8'5" x 5'2")

Shower cubicle, washbasin & WC. Towel radiator & UPVC double-glazed window to rear.

Double BEDROOM 2. 4.65m x 3.36m (15'3" x 11'0")

UPVC double-glazed window to rear.

Double BEDROOM 3. 4.21m x 4.02m (13'9" x 13'2")

Including fitted wardrobes & dresser. UPVC double-glazed window to front.

Double BEDROOM 4. 4. 3.82m x 3.05m (13'1" 12'6" x 10'0")

.....See above.

BATH/SHOWER ROOM 2.55m x 1.90m (8'4" x 6'2")

Stylish suite with panelled bath, separate 'waterfall' shower cubicle, washbasin with cupboard under & inset WC. Auto-lighting mirror unit, down-lighting & UPVC double-glazed window to rear.

OUTSIDE

Brick sett driveway & parking, lawn & 'either side' gates to rear garden. Front & side outside lighting. Further parking leading to:

GARAGE 5.54m x 2.96m (18'2" x 9'8")

Up & over door, strip lighting & power connected.

REAR GARDENS (SOUTH WEST)

Private flagged patio with retaining brick wall & gate to rockery garden. Steps to sizeable lawned garden backing on to a tree planted area. Lovely al fresco decked terrace, workshop & 2 sheds. Cold water tap & outside lighting.

NOTES

- (1) Freehold
- (2) Council Tax Band: D
- (3) EPC: TBC
- (4) Mains Water, Electricity, Gas & Drainage
- (5) Gas Central Heating



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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England & Wales	EU Directive 2002/91/EC 	

