

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

11 Farefield Close Dalton

Thirsk, YO7 3FD

£479,950

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A BEAUTFULLY PRESENTED EXECUTIVE FIVE BEDROOM DETACHED FAMILY HOME OFFERING TWO SUPERB ENSUITE BEDROOMS, BEAUTIFULLY BALANCED LIVING SPACES AND A SHOWPIECE KITCHEN DINER, ALL SET AGAINST SWEEPING COUNTRYSIDE VIEWS WITH A LANDSCAPED GARDEN IN A CUL DE SAC POSITION WITHIN THE HIGHLY ACCESSIBLE AND SOUGHT AFTER VILLAGE OF DALTON

Mileages: Easingwold - 9 miles, Thirsk - 6 miles, Northallerton - 15 miles (distances approximate)

Reception Hall, Sitting Room, Kitchen/ Diner, Utility Room, Cloakroom/WC

First Floor Landing, Principal Bedroom and Ensuite Shower Room, Guest bedroom with Ensuite Shower Room, Two Further Double Bedrooms and a Fith Bedroom/ Study/ Dressing room

Outside - Driveway, Front Garden, Garage, Landscaped Rear Garden and Summer House.

Approached under a STORM PORCH a sturdy composite entrance door with part glazed eye level and spy hole, flanked by symmetrical glaze side slits, opens into a welcoming RECEPTION HALL. Tiled flooring runs throughout, drawing the eye through to the kitchen/ diner, while a staircase rises to the first floor. An under stairs cupboard provides discreet storage and a personal door gives internal access to the garage.

SITTING ROOM lies to the front of the house, approached through a four panel door. A picture frame window overlooks the garden and pleasant cul de sac beyond whilst coving to the ceiling lends a subtle sense of formality.

To the rear, the KITCHEN DINER forms the natural heart of the home a generous, free flowing space fitted with shaker style cabinetry, quartz worktops and matching upstands. A five ring induction hob sits beneath a chimney style extractor with double oven, fitted microwave, dishwasher, fridge and separate freezer all integrated. The stainless steel sink is set into the quartz with etched drainer grooves, positioned beneath a composite window framing views of the garden and treelined back drop beyond. To one side, the dining area adjoins bi folding doors opening directly onto a full width rear terrace and pretty gardens beyond.

A further door to the side leads to the UTILITY ROOM, where quartz worktops and upstands continue, together with fitted wall and base units. A stainless steel sink with side drainer and a part glazed composite door opens to the rear garden. To one side a door leads;

A separate CLOAKROOM/WC fitted with a corner wash hand basin and low suite WC.

From the reception hall staircase rises to a galleried FIRST FLOOR LANDING with loft access via pull down ladder. An airing cupboard houses the pressurised unvented hot water cylinder with useful storage for linen.

The PRINCIPAL BEDROOM lies to the front, a well proportioned room with coving and pleasant views across the cul de sac and boasts an ENSUITE SHOWER ROOM which is neatly appointed, fully tile with mains plumbed shower, wall mounted basin, floating WC with concealed cistern, vertical chrome towel radiator and frosted composite window.

GUEST BEDROOM enjoys views over the rear garden and open countryside beyond and also benefits from its own ENSUITE SHOWER ROOM similarly, finished with full



















height tiling, wall mounted wash hand basin, floating WC and chrome towel radiator.

There are TWO FURTHER DOUBLE BEDROOMS: a good sized to the front with Velux roof light and fitted blackout blind, whilst one to the rear with fitted wardrobes and far reaching countryside views. A further 5th, VERSATILE BEDROOM which also lends itself a STUDY or DRESSING ROOM.

OUTSIDE the property is approached via a double width brick set driveway, providing parking and inturn leading to the GARAGE (20'10 x 12'9), fitted with electric up and over door, power, light and space for additional appliances.

A timber gate to the side leads to the rear garden, where a full width paved terrace spans the back of the house. The garden is a particular feature fully enclosed, child and pet friendly, with deep, mature borders, a wooded backdrop and open fields beyond. A timber summer house offers a versatile retreat, while a further storage area sits to the opposite side. The garden also includes an outdoor double socket, mains tap, and up down exterior lighting.

LOCATION – The village of Dalton is highly accessible, close to the A19 and A168 for travel further afield, and within easy reach of Thirsk train station, which sits on the mainline with direct routes to London and Edinburgh. The village provides a post office, pub, garage, village hall, children's play park and football pitch, with Thirsk just 6 miles (APPROX) away for a full range of local amenities.

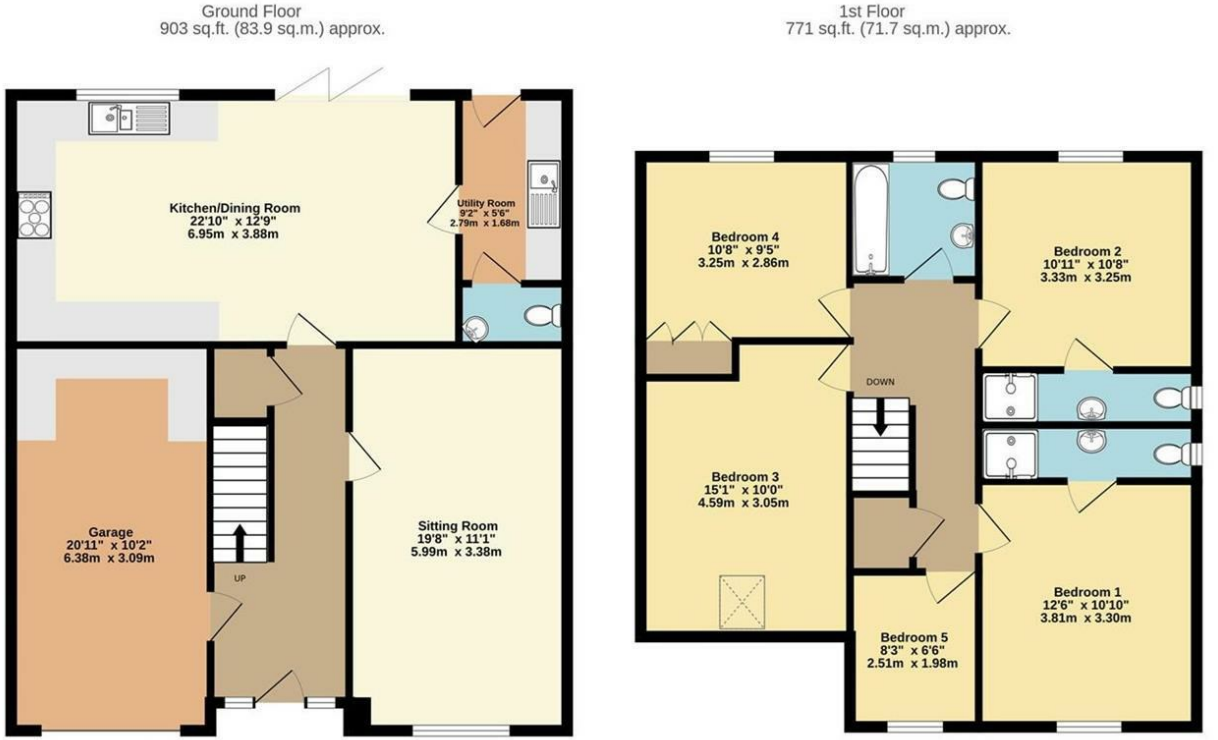
POSTCODE – YO7 3FD
COUNCIL TAX BAND – E
TENURE – Freehold

SERVICES – Mains water, electricity and drainage. Central heating from metered estate LPG, with underfloor heating to the ground floor and radiators to the first floor.

DIRECTIONS – Exit the A19 at the junction signposted Dalton / Sessay and follow the road into Dalton village. Continue straight through the village until you reach Farefield Close. Turn into Farefield Close and Number 11 is positioned on the left handside.

VIEWING – Strictly by prior appointment through the agents, Churchills Tel: 01347 822800

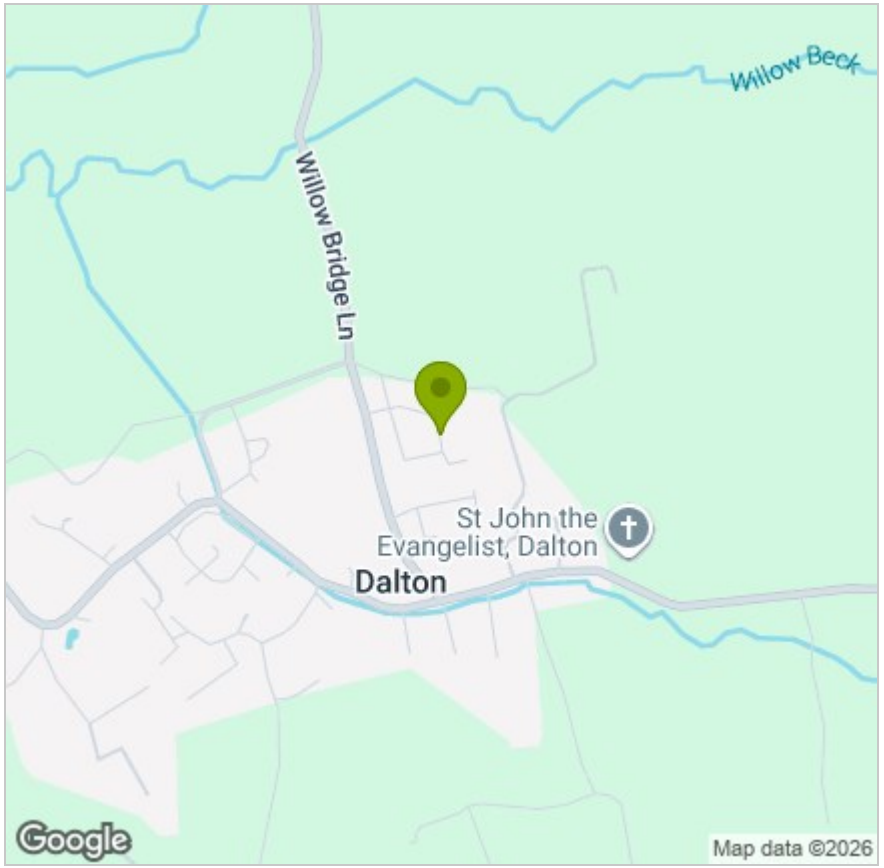
FLOOR PLAN



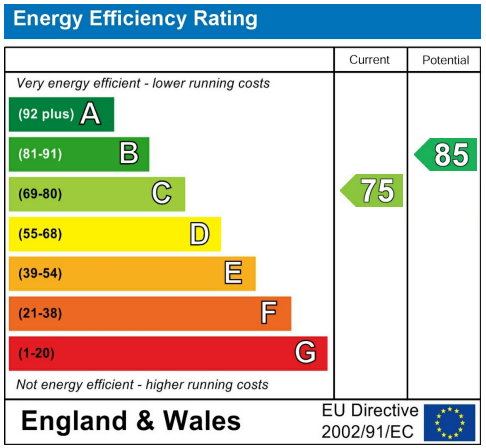
TOTAL FLOOR AREA : 1674 sq.ft. (155.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC



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