



Levendale, Hutton Rudby TS15 0DW

Offers In Region Of £375,000



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Standing impressively on a generous plot, with a well-designed, west facing rear garden – and an equally well designed and extended interior – this link-detached home is now ready to embrace a new era. The extremely spacious accommodation has a great flow, offers versatility and is suited to both a traditional or contemporary style. There is the opportunity to upgrade further and create spaces perfect for the way you live (subject to any necessary permissions). Levendale is in such a lovely location and is suitable for a whole host of buyers - professionals, families and retirees.

Featuring, to the ground floor, a large extension to both the dining kitchen and the living room; these rooms benefit from views over the rear garden. The first floor has also been extended to create a superb master bedroom suite.

Ground Floor - Entrance Hall

Welcoming and roomy entrance hall with useful understairs cupboard, doors leading to all main rooms and stairs to first floor.

Cloakroom/wc

Larger than average with a built-in cloaks cupboard, low level w/c, pedestal hand wash basin with vanity unit and window to front aspect.

Dining Room

A lovely room with large window to the front and double doors opening to the living room - connecting the space and making it ideal for entertaining, and door to utility room.

Living Room

Extended to the rear, this large living room is perfect for growing families or those just looking for space. With two windows overlooking the rear garden, and benefitting from a sunny aspect which floods the room with light. For cosy evenings, there is an open fire, with an impressive surround and granite hearth. Continuing the easy flow, a door leads to the:





Kitchen / Dining Room

This extended room now has a delightful breakfast/dining end overlooking the garden.

There is a good amount of workspace together with a comprehensive range of wooden wall and base units and tall pantry cupboard. Also including integrated appliances: dishwasher, fridge, freezer, gas hob, oven plus microwave. There are windows to side and rear along with a door leading to the garden.

Utility Room

A real bonus, this room offers extra storage with a long worktop, wall and base cupboards, spaces for washer and dryer. There is also a built in storage cupboard. Doors lead to the dining room, rear garden and into the garage.

First Floor

A bright, spacious landing with window, storage cupboard, access to the loft, and doors to all rooms:

Master Bedroom Suite

This bedroom has been extended to provide a suite that most of us can only dream of. There are sleeping and dressing areas plus an ensuite. Two windows overlook the rear garden, making the room light and bright and also providing delightful open views.

Dressing Area - Fitted with a fabulous suite of wardrobes, drawers and dressing table. Opening through to the:





Bedroom Area - With plenty of room for furniture and with a door to:

En-Suite Bathroom - Comprising a sunken bath with overhead shower, vanity unit with cupboards and inset wash hand basin, low level w/c, part tiled walls and skylight, allowing you to look at the stars from the bath.

Bedroom 2 - Another good sized double bedroom, with built in wardrobes and window overlooking the front aspect.

Bedroom 3 – Lovely open views to the rear and built in storage.

Bedroom 4 – With built in storage and window to front aspect.

Family Bathroom – A 4-piece suite, with jacuzzi bath, separate glass corner shower, part tiled walls and tiled floor, low level w/c and sink set in vanity unit.

Externally - Front Garden

A very pretty and well-established garden with lawn, shaped flower bed, mature shrubs and stunning topiary. Wrought iron gate and path leading to the rear garden.

Driveway - providing off-road parking and leading to the garage.

Garage – A good sized garage with electrically operated door, light and power, and useful courtesy door leading to the utility room.

Rear Garden

With a real feeling of privacy, this west facing garden has clearly been much loved and enjoys a sunny aspect. There are fully stocked and established flower and shrub borders, an attractively shaped lawn, block paved seating area and patio area designed for al fresco dining.

Location and Amenities – Hutton Rudby

This picturesque village, with its wide tree-lined green, offers so much for everybody. Here you can get away from it all & enjoy the countryside, while still being at the heart of a friendly community & close to good transport links. There are walks along the banks of the river and across open fields, where there are also bridle paths & stunning views of the Cleveland Hills. A walk around the village is also lovely. **There are annual** music events, a firework display and summer fete, held on the village green.

Activities: Clubs and events at the village hall, including Bridge, fitness, yoga, dancing, Pilates, pre-school music & toddler groups. Drama and history societies. Badminton, tennis, cricket, bowls and fly fishing clubs along with a football pitch & small bike track.





Pubs and Café: The Wheatsheaf Inn & The Kings Head pub – offer good food & a warm welcome. Both are dog-friendly. The Methodist Chapel Coffee Shop provides quizzes, children’s activities & stories for little ones.

Shopping & Amenities: Spar convenience store with post office & petrol station. The village also has a doctors’ surgery, hairdressers’ & beauty salon. Close by are the market towns of Stokesley & Yarm, with their independent shops & restaurants.

Schools: Hutton Rudby has a nursery & primary school. Stokesley has a secondary & sixth form school & Yarm a co-educational private day school.

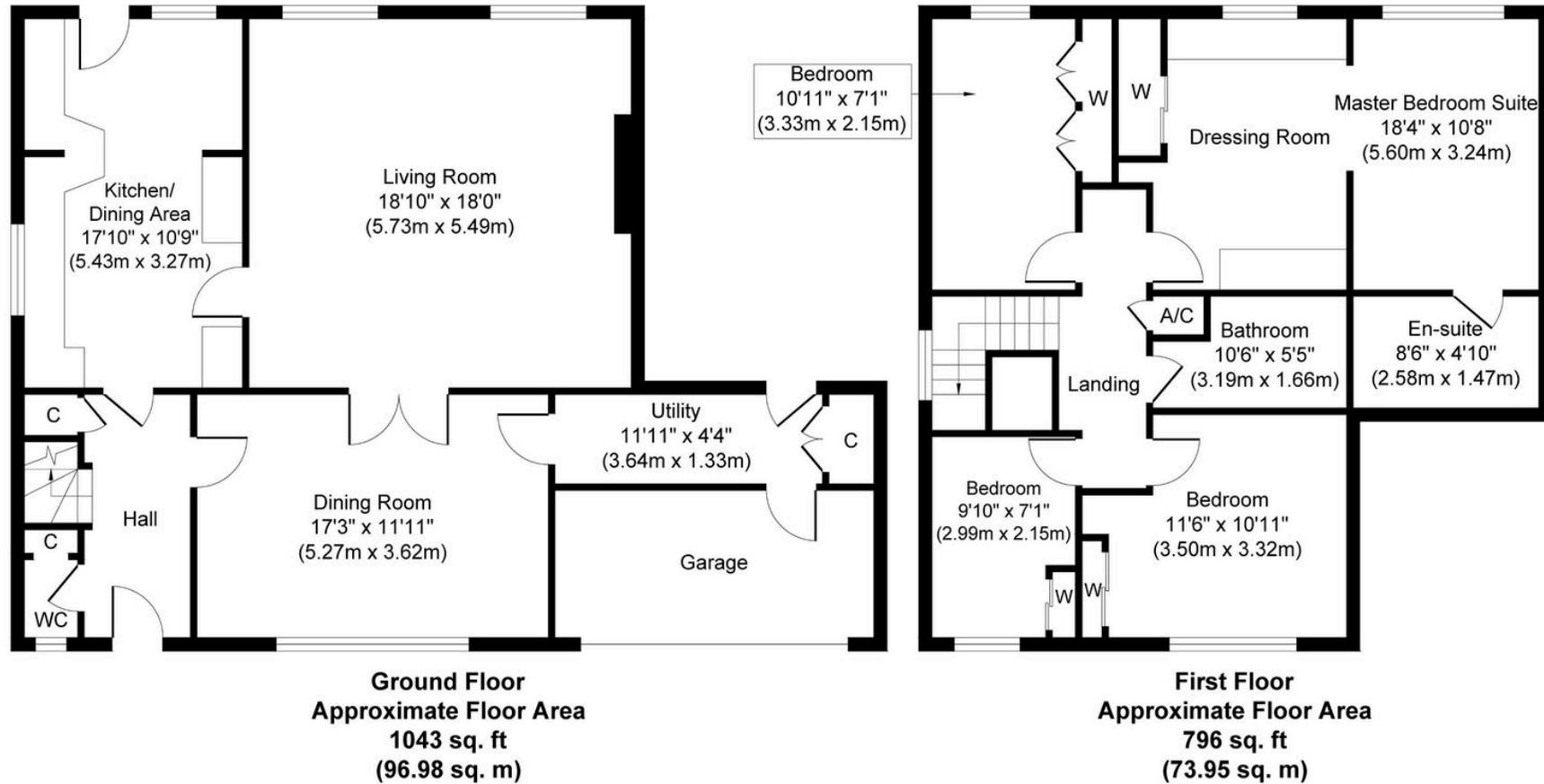
Transport Links: Regular bus services to Stokesley & Northallerton. The proximity to the A19 provides convenient road access to larger towns, such as Northallerton with its rail services to Edinburgh, Newcastle, Manchester, Leeds, York & London Kings Cross.

Approximate Distances: Stokesley 4.4 miles; Yarm 6.2 miles; Northallerton 12.8 miles; Teesside International Airport 10.9 miles, Teesside Park (shopping & leisure) 11.9 miles; Middlesbrough 13.4 miles; Darlington 19.3 miles; Saltburn-by-the-Sea 23 miles; Harrogate 39.2 miles; York 39.5 miles; Newcastle 48.9 miles.

For more information about this lovely village, please ask Kathryn Barr Estate Agents or visit the Area Guides on our website.

Freehold. Council Tax E. Gas Fired Central Heating.

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