



South Side, Hutton Rudby, TS15 0DD
3 Bed - House - Mid Terrace
£280,000

EPC Rating:
Tenure: Freehold
Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

South Side Hutton Rudby Yarm TS15 0DD

** NO CHAIN SALE **

** SOUGHT AFTER VILLAGE LOCATION **

Welcome to Acorn Cottage - occupying a prime position on the highly sought-after village green in Hutton Rudby, this superbly presented three-bedroom terraced home has been significantly upgraded by the current owners to an exceptional standard, offering stylish, move-in ready accommodation throughout. Offered for sale with NO ONWARD CHAIN, this is an ideal opportunity for a smooth and speedy purchase.

The ground floor features a beautifully presented living room, complete with a cosy log-effect electric fire, creating a warm and inviting space to relax. To the rear, a contemporary fitted kitchen boasts integrated appliances including a fridge/freezer, oven, and electric induction hob, perfectly suited to modern living. Completing the ground floor is a stunning re-fitted bathroom, finished to a high specification with bath and overhead shower.

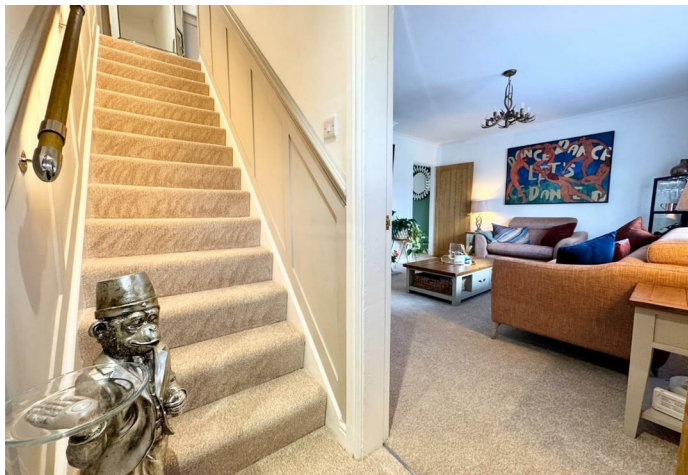
To the first floor are three well-proportioned bedrooms, including two doubles and a single. The impressive master bedroom benefits from a sleek, modern en-suite and useful fitted wardrobe space. Additionally, the loft has been fully boarded, providing excellent storage.

The property has been tastefully decorated throughout and further enhanced by recently fitted new carpets, ensuring a true turn-key opportunity for prospective buyers.

Externally, the home enjoys picturesque views over the village green, offering a peaceful and attractive setting. To the rear is a private yard, a true sun-trap ideal for outdoor relaxation and entertaining.

Situated within this desirable village location, the property is just a short distance from the well-regarded Bay Horse public house, along with a range of local shops and amenities.

Early viewing is highly recommended to fully appreciate the quality, location, and lifestyle this outstanding home has to offer - CONTACT SMITH & FRIENDS INGLEBY BARWICK











GROUND FLOOR

Entrance Hallway

4'5" x 3'0" (1.35m x 0.93m)

Living Room

12'8" x 15'1" (3.88m x 4.61m)

Kitchen

9'10" x 12'4" (3.01m x 3.76m)

Bathroom

6'11" x 5'6" (2.11m x 1.68m)

FIRST FLOOR

Landing

3'0" x 9'1" (0.92m x 2.77m)

Bedroom 1

11'6" x 9'10" (3.53m x 3.02m)

En-Suite

7'1" x 4'10" (2.16m x 1.48m)

Bedroom 2

10'1" x 8'11" (3.08m x 2.72m)

Bedroom 3

6'9" x 9'1" (2.07m x 2.79m)







For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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	

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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