



WYVILLE, STATION ROAD, SCRUTON, DL7 0QP.

An attractive and spacious detached bungalow located in the sought after village of Scruton. The property offers lots of potential and is perfect for those wanting to put their own stamp on a home. The property benefits from a gas fired heating system, lovely views to the rear over open fields and is located close to the heart of the village.

£325,000





Wyville,

Station Road, Scruton, DL7 0QP.

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Description

This attractive Detached Bungalow immediately catches the eye in its elevated position and great kerb appeal. On entering the property via an entrance porch which opens into the central hallway which is used as a useful study area by the current owner and leads to all the rooms.

The bright and airy sitting room has an electric fire set onto the chimney breast and a double glazed bay window with attractive views over the front garden and open fields across the road. The sitting room also opens into the conservatory via a double glazed door which has a matching window to the side. The Conservatory has a wall mounted electric heater and has attractive views over the garden and the open fields beyond. There is also a door opening into the private garden and a paved seating area which has a pergola over.

Off the hall and to the front of the property is the dining room which has a gas fired (wood burner effect) stove set onto a hearth and has dual aspect windows, again with attractive views over the front garden and open fields across the road and leads into the kitchen. There is potential to knock through into the kitchen to create a larger dining kitchen.

The kitchen itself has a modern range of wall and base units with a granite work surface over having a tiled splashback and an inset stainless steel sink with drainer. There are also integral appliances including a fridge freezer, dishwasher and an electric oven & hob which has an extractor hood over. A door to the rear leads out to the driveway where there is an external utility room which provides useful storage with double glazed windows and space for a washing machine and undercounter fridge or freezer under a work top. There is also a useful gardeners WC.

The two double bedrooms are both to the rear of the property and enjoy attractive, far reaching views over the garden and open fields beyond. Bedroom one has built in wardrobes and chest of drawers and bedroom two has a built in cupboard and has access to the loft via a loft hatch. The shower room is mainly tiled with built in storage cupboards and comprises of a push flush WC set into a vanity unit, a circular wall mounted washbasin and a step in shower with frosted glazed sliding doors and screen. There is also a heated towel rail and spotlights.



Outside

The front garden has a gravelled driveway providing off street parking which leads down the side of the property to a garage which has an up and over door, light and power points and a personal door to the side. The frontage has a lawned garden with mature planted borders having a range of trees, shrubs and flowers and there is also an ornamental pond with a water feature.

To the rear is a lawned garden again with mature planted borders having a range of trees and shrubs. There are two paved seating areas including the patio off the conservatory to the side with a pergola over. The rear garden has fenced and hedged boundaries and beyond is an attractive far reaching view over open fields.

Agent Note:

There are Solar Panels to the South facing roof elevation

Location

Scruton is a village and civil parish in the Hambleton district of North Yorkshire, England. It is 4 miles west of Northallerton. Amenities in Scruton include the pub, The Coore Arms, the village hall (The Coore Memorial Hall) and the Church of England St. Radegund's church which are all venues for village activities. Scruton also has many outdoor venues; the village green is maintained to a high standard by the parish council and is the venue for the annual village fete.

GENERAL INFORMATION

Viewing - by appointment with Norman F. Brown.

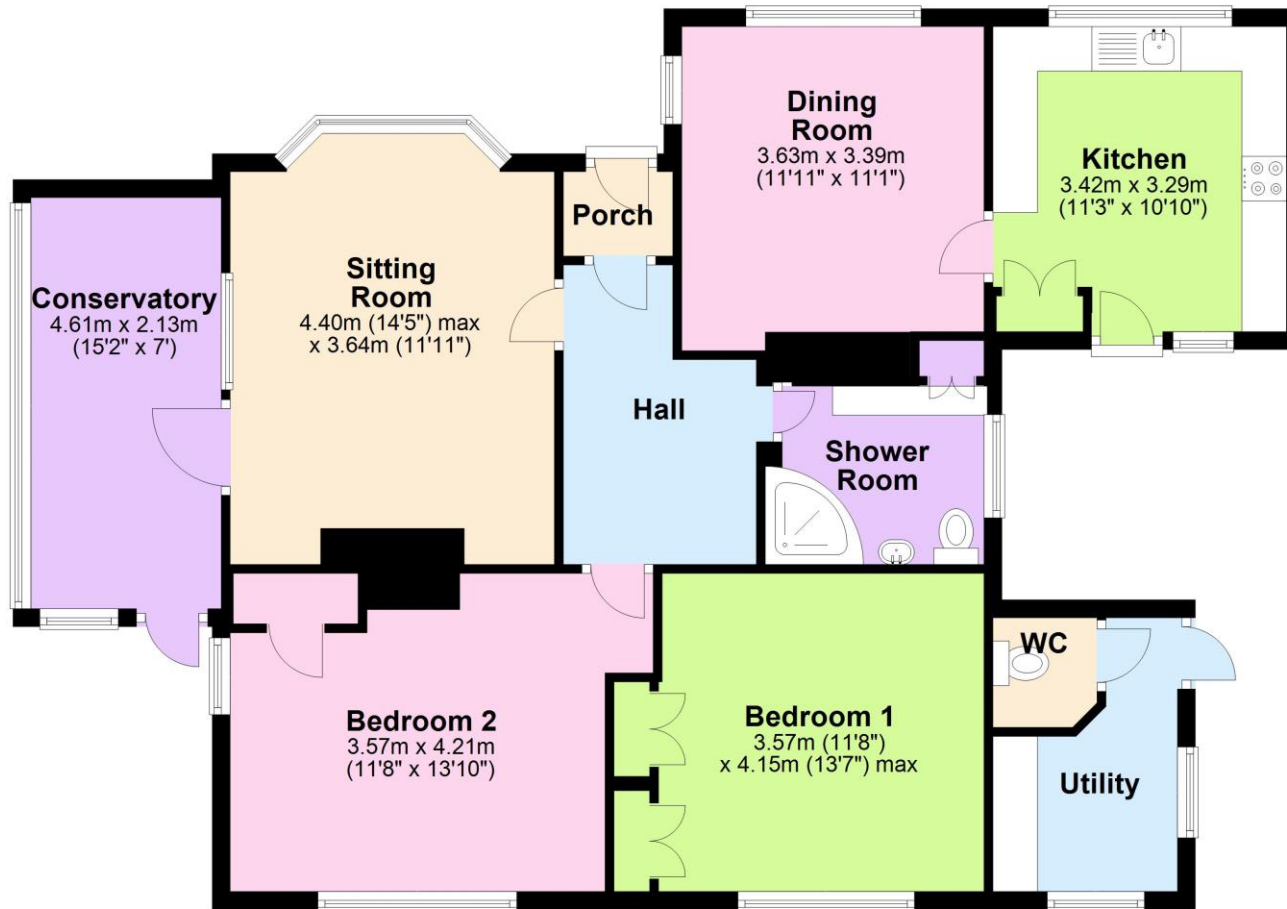
Local Authority - Hambleton District Council
Tel: (01609) 779977

Council Tax Band - D



Ground Floor

Approx. 102.7 sq. metres (1104.9 sq. feet)



Total area: approx. 102.7 sq. metres (1104.9 sq. feet)

EPC TO FOLLOW

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