



## 1 Manor Court, Scorton

Offers Over £449,950

Forming part of an exclusive development close to the centre of this highly regarded village, this most impressive property provides very spacious and well planned living spaces, perfect for a range of buyers including a growing family. To the ground floor there is a fantastic open plan dining kitchen, a living room, a snug, a utility and a cloakroom, whilst to the first floor there are four double bedrooms, the master having an ensuite, and the house bathroom. Externally there is driveway parking, a garden and a double garage.

An early inspection is strongly advised!

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## **Entrance Hall:**

Accessed via a timber panelled door with glazed light over, the spacious hallway has a radiator with decorative cover, cloaks cupboard, telephone point and a double glazed window to the front elevation.

## **Living Room:**

5.06m x 3.69m

A large room which has a TV aerial point, ceiling rose, radiator, dado rail, a wall mounted, modern style radiator. A pair of double glazed doors open out to the rear garden.



## **Dining Kitchen:**

6.40m x 3.27m

A fantastic space, perfect for modern family living.



There is ample space for a table, and the kitchen is fitted with a generous range of quality, cream coloured wall and base units with complimenting countertops.



Integrated into the units are an electric hob, an eye level oven, and a dishwasher. There is space for a fridge freezer and a window to the front of the property with a window seat. A second window overlooks the rear garden.

## **WC:**

Having a low level wc, corner wash hand basin, radiator and double glazed window.

## **Utility Room:**

With stainless steel sink and drainer, plumbing for a washing machine and space for a tumble drier.

## **Snug/Playroom/Study:**

3.23m x 2.66m

A useful extra reception room which is currently used as a snug, but could be a play room or a home office. There is a radiator, ceiling rose, dado and a sliding sash window to the rear.



### **Double Garage:**

5.45m x 5.22m

Fitted with two up and over doors, one of which is automatic, two windows and having power and light connected.

### **Landing:**

A very spacious landing area which has two windows to the front. One of which is a tall window with arched head. There is a radiator with decorative cover and loft access.

### **Bedroom 1:**

5.49m x 5.17m max

A large double bedroom which has three sliding sash windows, two to the front and one to the rear. There are two radiators, telephone point, TV aerial, and loft access.



The **Ensuite** is fitted with a large shower enclosure, a wash hand basin and a WC. There is a radiator and sliding sash window.

### **Bedroom 2:**

5.06m x 3.70m

A double bedroom with radiator and a tall sliding sash window with arched head to the rear.



### **Bedroom 3:**

4.37m x 3.24m

A double bedroom with radiator and sliding sash window again to the rear.



### **Bedroom 4:**

3.24m x 3.14m

With radiator, ceiling coving and a sliding sash window to the rear.

### **Bathroom:**

3.14m x 2.22m

Fitted with a white suite which includes a panelled bath with shower attachment, bidet, low level wc and a pedestal wash hand basin. There is a radiator, sliding sash window, shaver point and an extractor fan.

### **External**

To the front the property has a lawned garden which forms part of a pretty walled quadrant.

To the rear is a lawned garden with planted border, apple tree and a paved patio seating area. The block paved drive provides off street parking.



### **Additional Information**

The Worcester oil fired central heating boiler is located in the garage, as is the oil tank.

The postcode is DL10 6TJ and we are advised that the Council Tax Band is F.

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### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.