



7 Meadow Court
Scruton, Northallerton, DL7 0QU

youngsRPS 

**7 Meadow Court
Scruton
Northallerton
DL7 0QU**

GUIDE PRICE: £575,000

- Extended to provide over 1625 square feet of living space.
- Recently updated with high quality dining kitchen & 3 bathrooms
- Master suite with dressing room & en-suite shower room
- Stunning far reaching countryside views to the rear.
- Large garage & off-street parking for 6+ vehicles
- Easy access to A1
- EPC Rating C

Youngs - Northallerton 01609 773004





This spacious home has been extended in recent years & modernised throughout. The hallway has engineered oak flooring & a return staircase to the first floor & there is a practical ground floor WC. The stylish dining kitchen has a range of grey wall & floor units with luxurious quartz work surfaces & integrated appliances include a dishwasher, fridge freezer & wine chiller. There is also a built-in double electric oven & induction hob with extractor over. A practical utility/ boot room is adjacent to the kitchen & provides excellent storage, plumbing for a washing machine, space for a tumble dryer & an exit door to the rear garden. The sitting room provides further reception space & a patio door leads into the conservatory which has views over open countryside. Upstairs the house has the benefit of 5 bedrooms & 2 en-suite shower rooms both furnished with high end Cross water fittings in 2023. The house bathroom has a luxurious feel with a white suite comprising bath, WC with concealed cistern & a vanity basin with shelved cupboard below. A double enclosure with mains thermostatic shower is also installed. Externally, the front garden is laid mainly to lawn & has a block paved double width driveway providing off- street parking for several vehicles in addition to an oversized single garage with power & light. The enclosed rear garden has a contemporary raised flower bed, lawned area & large, paved terrace which has stunning views over open countryside.

LOCATION

Scruton is a popular village conveniently located off the main A684 trunk road between Northallerton & Bedale & within easy reach of the A1 & mainline station. The village has a community hall, pub & church with village store available in nearby Morton on Swale.

TENURE Freehold

SERVICES Mains water, drainage & electricity. Mains gas central heating.

CHARGES Hambleton District Council Tax Band E.

VIEWINGS Are highly recommended to fully appreciate the accommodation and quality of this property. By appointment only, Please call 01609 773004.

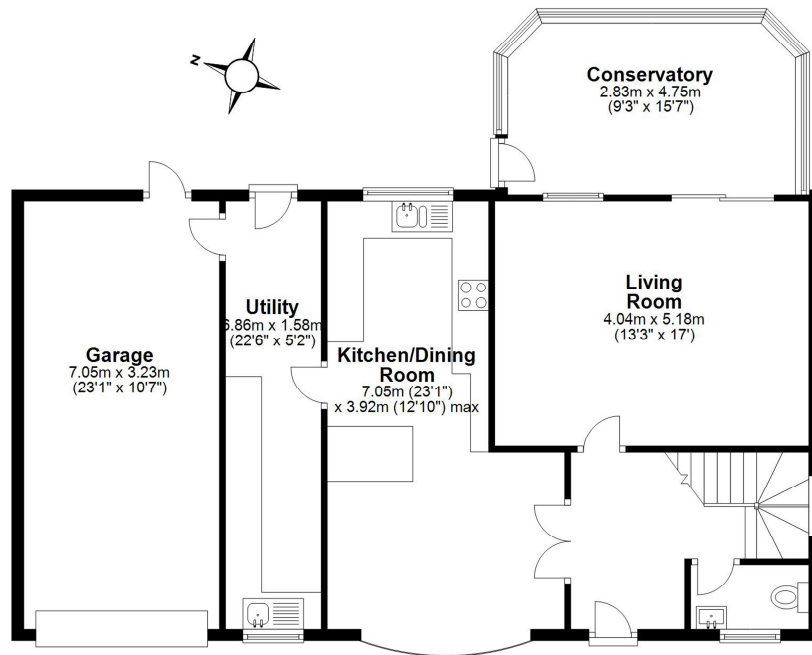
FREE MARKET APPRAISAL Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

RENTAL The Vendor would consider renting the property out to a suitable applicant.

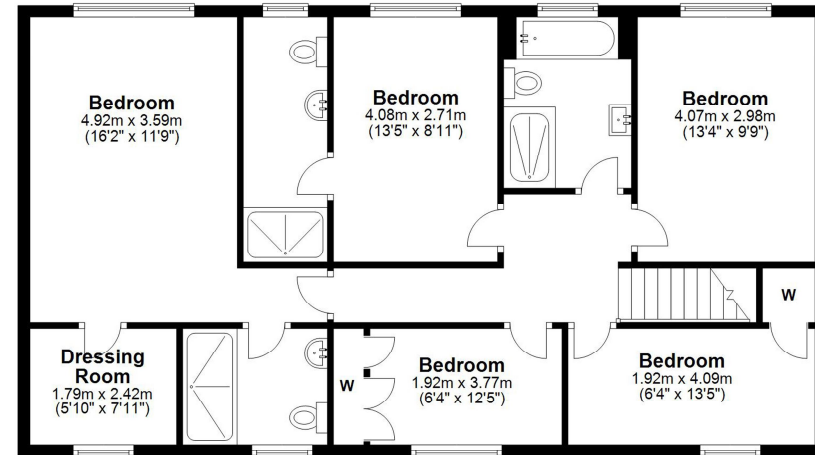
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Meadow Court Scruton

Total area: approx. 197.2 sq. metres (2123.2 sq. feet)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Youngs RPS by Vue3sixty Ltd

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