

CONKER CORNER SCAGGLETHORPE



A spacious and well positioned detached bungalow enjoying views across open countryside offering versatile accommodation of over 1,700sq.ft including up to four bedrooms. Set within a third of an acre plot with ample parking and double garage.

The accommodation comprises: hall, sitting room, living room, dining room/fourth bedroom, dining kitchen with AGA, utility room, three double bedrooms, bathroom & wet room.

Oil-fired central heating and uPvc double-glazing.

Extensive gardens and grounds, ample gravelled parking and large double garage.

Sought-after and conveniently located village.

No onward chain.

GUIDE PRICE £535,000

Enjoying a superb position on the edge of the village, with views across open countryside this spacious detached bungalow offers versatile accommodation of more than 1,700sq.ft within a generous and private plot.

Constructed of brick beneath a tiled roof, the original portion of the property dates from the mid-1940s and has since been substantially extended and reconfigured to create a most appealing home. Conker Corner benefits from uPvc double-glazing, oil-fired central heating and enjoys a versatile arrangement of accommodation with up to four double bedrooms, if required. In brief it comprises entrance hall, sitting room, living room, dining kitchen with AGA, utility room, formal dining room or fourth bedroom, three further bedrooms, a bathroom and wet room. A staircase from the utility room leads to a very useful, part-boarded attic space.

The bungalow is set within well established gardens and grounds which extend to approximately one third of an acre including lawn, patio areas, mature shrubs and trees. A gravelled driveway leads to a double garage and there is also a garden store, timber garden shed and a greenhouse.

Scagglethorpe is a sought-after and conveniently located village, just 3.5 miles east of Malton at the foot of the Yorkshire Wolds. The village benefits from a popular pub, village hall and playing field. The nearby market town of Malton has in recent years gained a reputation as 'Yorkshire's Food Capital' due to its food festivals and artisan producers. It benefits from a comprehensive range of amenities including schools, national and independent retailers, restaurants and a railway station with regular services to York and the east coast.



ACCOMMODATION

OPEN-FRONTED PORCH

Composite front door with casement windows to either side.

ENTRANCE HALL

Coving. Loft hatch. Telephone point. Casement window to the rear. Radiator.

SITTING ROOM

5.5m x 3.8m (18'1" x 12'6")

Living flame gas fire with stone surround and slate hearth. Coving. Three wall light points. Television point. Two casement windows to the front and French doors onto the garden. Two radiators.



LIVING ROOM

4.7m (into bay) x 4.0m (15'1" x 13'1")

Open fire with stone surround and hearth. Coving. Television point. Bay window to the front and a casement window to the side. Radiator.



DINING ROOM / BEDROOM FOUR

4.7m (into bay) x 3.9m (15'5" x 12'10")

Coving. Wall light point. Bay window to the front. Radiator.



DINING KITCHEN

5.3m x 4.7m (17'5" x 15'5")

Range of kitchen cabinets incorporating a single drainer sink unit and two-oven oil-fired AGA. Electric double oven and four ring gas hob. Dishwasher point. Casement window to the side. Cloaks cupboard.



UTILITY ROOM

3.6m x 3.3m (11'10" x 10'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Space for a tumble dryer. Casement windows to the front and side. Stable door to the front. Staircase to a part-boarded attic storage space.



BEDROOM ONE

4.2m x 4.1m (13'9" x 13'5")

Range of fitted wardrobes. Coving. French doors opening onto the garden. Radiator.



BEDROOM TWO

3.6m x 3.0m (11'10" x 9'10")

Wash basin. Casement window to the rear. Radiator.



BEDROOM THREE

3.3m x 3.2m (10'10" x 10'6")

Casement window to the rear. Radiator.



BATHROOM & WC

2.6m x 1.8m (max) (8'6" x 5'11")

White suite comprising bath with shower over, wash basin and low flush WC. Fitted storage cupboard. Fully tiled walls. Tiled floor with underfloor heating. Extractor fan. Casement window to the rear. Heated towel rail.



WET ROOM

2.2m x 1.6m (max) (7'3" x 5'3")

White suite comprising shower enclosure, wash basin and low flush WC. Coving. Extractor fan. Heated towel rail.

OUTSIDE

Conker Corner occupies a superb plot of around one third of an acre, made up of established gardens with extensive lawn, shrub borders, specimen trees and a paved terrace. There is ample space to park on the gravelled driveway which gives access to a double garage. The property also benefits from a brick and pantile garden store, greenhouse and timber shed.

GARDEN STORE

3.2m x 1.6m (10'6" x 5'3")

Electric light. Concrete floor Casement window to one side.

DOUBLE GARAGE

5.7m x 5.3m (18'8" x 17'5")

Up and over door to the front. Personnel door to the side. Concrete floor. Electric light and power.

LEAN-TO

6.0m x 1.8m (10'6" x 5'3")



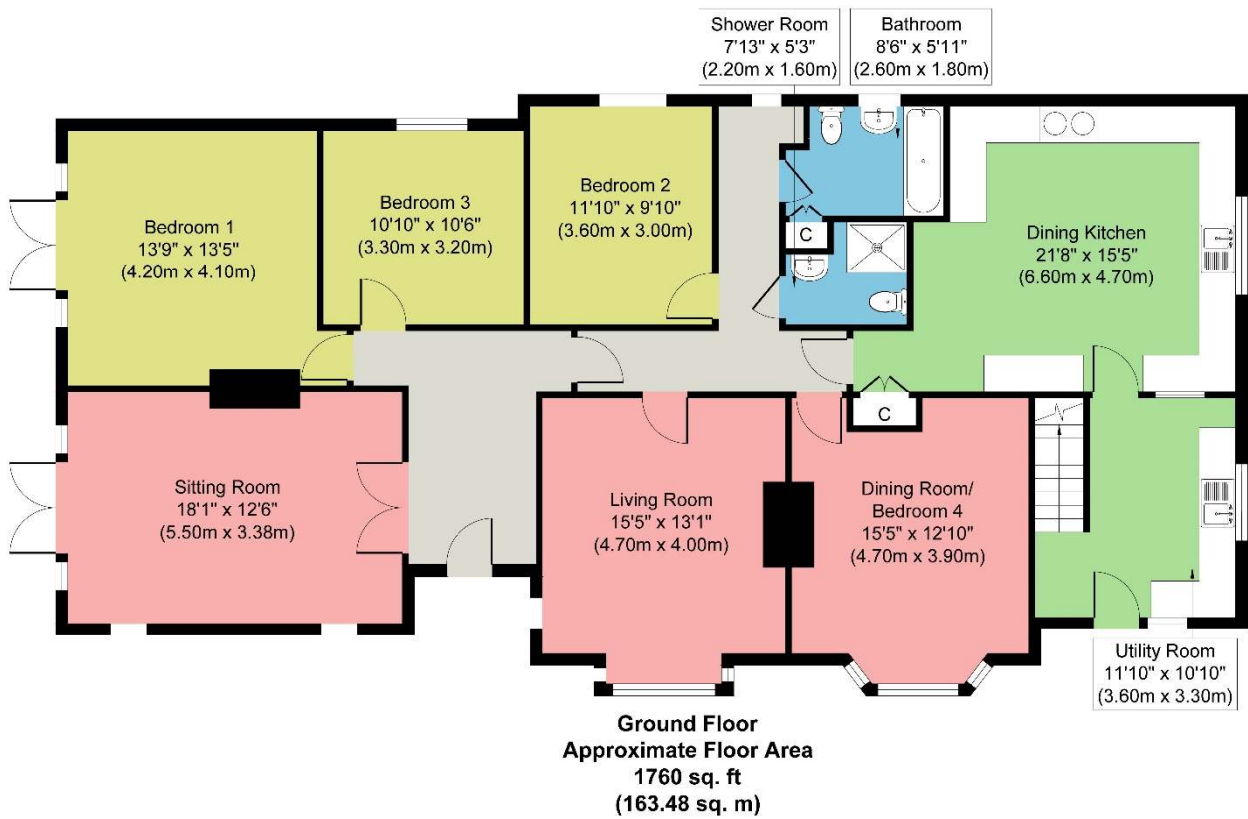


GENERAL INFORMATION

- Services: Mains water, electricity and drainage.
Oil-fired central heating.
- Council Tax: Band: F (North Yorkshire Council).
- Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.
- Post Code: YO17 8DU.
- EPC Rating: Current: D56. Potential: B86.
- Note: Notice is hereby given that one of the owners of this property is an employee of Cundalls.
- Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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