



1 Breakspearre Garth, Northallerton

Offers in the Region of £405,000

Located in this popular and convenient area of Northallerton, this four bedrooomed detached property sits on a large corner plot and is finished to the highest of standards. To the ground floor is a living room with a media wall, a study, a cloakroom and an open plan fully integrated dining kitchen with quartz worktops, whilst to the first floor are four double bedrooms, the master bedroom with an ensuite and a family bathroom. Externally to the front there is a lawned front garden, off road driveway parking and a garage, whilst to the rear is a lovely lawned garden with a patio area.

Offered to the market CHAIN FREE, an early inspection is strongly recommended!

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Entrance Hallway:

Accessed via a part glazed composite front door, the welcoming hallway has a radiator, understairs storage and stairs to the first floor.

Living Room:

A fantastic space for relaxing, the focal point of the room is the media wall which comprises shelves with lighting, an electric fire and a TV point. With a shuttered bay window to the front of the property and two radiators.



Study:

A versatile room which would lend itself perfectly as a study or a playroom, with a shuttered window to the front of the property and a radiator.

Cloakroom:

Comprising a sink unit with a mixer tap, storage, plumbing for a washing machine and finished with quartz worktops, there is a wc, an extractor fan and a heated towel rail.



Dining Kitchen:

With a range of quality wall and base units with complimenting quartz countertops, integrated is an AEG double oven, an induction hob with an extractor fan over, a stainless steel inset sink, a fridge freezer, a dishwasher and a window overlooking the rear garden.



The kitchen provides ample space for family dining and has a TV point, a radiator and patio doors out to the rear garden.



First Floor Landing:

With loft access, a radiator and a cupboard.

Bedroom 1:

A double bedroom with built in wardrobes, a radiator and a window to the front of the property.



Ensuite:

Fully tiled, comprising a cubicle with a mains fed dual headed shower, a wc, a sink unit with a mixer tap and storage and a frosted window to the side of the property.

Bedroom 2:

A second double bedroom with a radiator and a window to the front of the property.



Bedroom 3:

A third double bedroom with a radiator and a window to the rear of the property.

Bedroom 4:

A fourth double bedroom with built in wardrobes, a radiator and a window to the rear of the property.

Bathroom:

Fully tiled with a bath, a glass screen and a mains fed shower over, a sink unit with a mixer tap and storage, a wc, a heated towel rail and a frosted window to the rear of the property.



External:

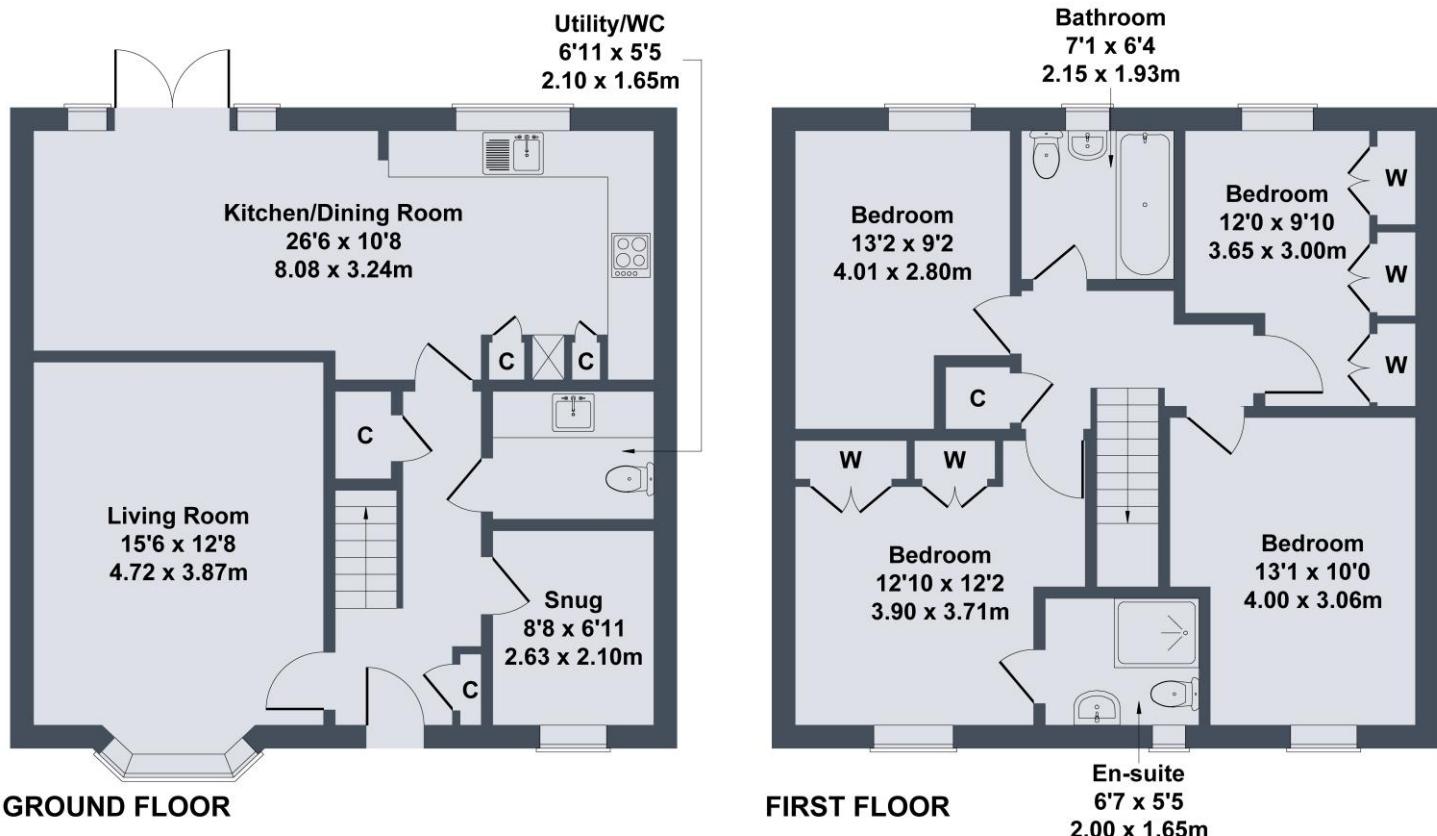
To the front of the property is a lawned front garden with off road driveway parking and a single garage with electric. Whilst to the rear is a lovely lawned garden with a patio area, electric sockets and an outdoor tap.



Additional Information:

The Postcode is DL6 2FJ, the Council Tax Band is E. The gas central heating combi boiler is located in the kitchen. Each room has individual thermostat controls.

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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.

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