



34 DOCTORS LANE

HUTTON RUDBY, NORTH YORKSHIRE, TS15 0EQ

A detached dormer bungalow, situated in the heart of Hutton Rudby on the ever popular Doctors Lane, with superb access to all local amenities. The property benefits from four double bedrooms, two to the ground floor and two on the first floor, with an en suite to the master bedroom offering huge flexibility to the accommodation. The property is approached by a block-paved drive leading to a single garage, with gardens to the front and rear. EER F38.

- Detached Bungalow
- Four Double Bedrooms
- En Suite to Master Bedroom
- Conservatory
- Driveway and Garage
- Low Maintenance Gardens Front and Rear
- Close to Village Amenities
- EPC EER F38



Offers over £325,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

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LOCATION

Stokesley 4 miles, Northallerton 12.7 miles, Yarm 6.3 miles, Middlesbrough 12.7 miles, Darlington 15.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Durham Tees Valley, Newcastle and Leeds Bradford.

AMENITIES

With a wide tree-lined green, this picturesque North Yorkshire village offers a Spar shop with post office and petrol station, hairdresser and three inns all serving food. In addition, there is a doctor's surgery, primary school and two churches. Leisure amenities include a gardening club, tennis, cricket, bowls and a village hall with badminton club. There are also bridle paths and walks over the countryside.

ACCOMMODATION

ENTRANCE HALL

With window to front, stairs to first floor, cloakroom and further storage cupboard.

GROUND FLOOR FRONT BEDROOM 2.93m x 3.56m (9'7" x 11'8")

With window to front, radiator and open wardrobe space.



BATHROOM

With window to side, tiled floor and walls, panelled bath with shower and screen, low level w.c, hand wash basin and heated towel rail.



GROUND FLOOR REAR BEDROOM 3.80m x 4.26m max (12'6" x 14'0" max)

With window to rear, radiator and shelved storage cupboard.



LIVING ROOM 4.90m x 5.12m (16'1" x 16'10")

With open fireplace with stone hearth and timber mantel, window to side, two radiators and a sliding patio door leading to the conservatory.





KITCHEN 3.0m x 2.55m (9'10" x 8'4")

With a range of floor and wall mounted units, space for washing machine, stainless steel sink and draining unit, space for fridge freezer, space for oven and hob, radiator, window to front and door to side.



CONSERVATORY 3.03m x 3.36m (9'11" x 11'0")

Overlooking the rear garden with doors to the patio area.

FIRST FLOOR LANDING

With doors to both first floor bedrooms.

MASTER BEDROOM 4.55m x 4.11m (14'11" x 13'6")

With window to front, radiator and a door to the en suite.



EN SUITE

With step-in shower cubicle, hand wash basin and low level w.c.

BEDROOM 3.75m x 3.02m (12'4" x 9'11")

With window to side, radiator and door to eaves storage.



EXTERNALLY

A block-paved driveway for off-road parking leads to the single garage. The front garden is laid to lawn with walled and fenced boundaries. The rear garden has an area of lawn, mature borders, a patio area with fenced boundaries and a timber storage shed.



VIEWINGS

Strictly by appointment with GSC Grays of Stokesley. Telephone: 01642 710742.

TENURE

The property is believed to be offered freehold with vacant possession on completion.

LOCAL AUTHORITY

Hambleton District Council. Telephone: 01609 779 977. Band E

PARTICULARS AND PHOTOGRAPHS

Particulars prepared February 2019. Photographs taken February 2019.



GSC GRAYS

PROPERTY • ESTATES • LAND

34 Doctors Lane, Hutton Rudby

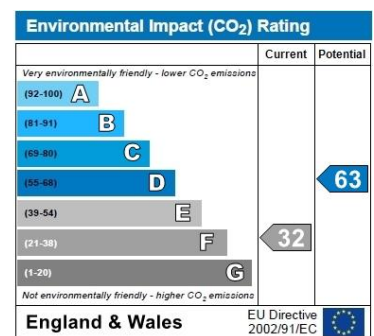
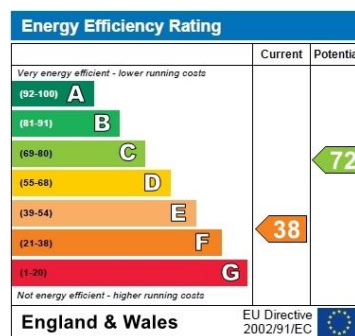
Approximate Gross Internal Area
1478 sq ft - 137 sq m
Including Garage



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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