



7 Boynton Road

East Cowton, Northallerton, DL7 0EA

youngsRPS 

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East Cowton
Northallerton
DL7 0EA**

Guide Price: £329,500

A detached four bedroom property which has undergone an extensive schedule of works by the current owners. There is a modern kitchen and bathrooms, tasteful decoration throughout and a well maintained garden. Located on a corner plot in a quiet cul-de-sac within the popular village of East Cowton which is just a short drive from both Northallerton and Yarm.

- Modern detached property
- Four bedrooms
- Ample off street parking
- Double garage with electric feature door
- Large rear garden
- Solid wooden doors throughout



Youngs - Northallerton 01609 773004





ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

A covered porch leads to a wooden part glazed access door with a frosted window to the side. There is a large carpeted hallway with return wooden open stepped staircase rising to the first floor, radiator.

SITTING ROOM

21' 5" x 11' 10" (6.53m x 3.61m) A large sitting room with feature multi fuel burner with stone hearth and a brick surround. There are windows to both the front and the side as well as bi folding doors opening to a decking area in the rear garden. The floors are carpeted and there is coving around the ceiling, 2 radiators.

WC

Comprising a white wall hung WC with concealed cistern, corner basin, tiled flooring, radiator and a frosted window to the side.

DINING ROOM

11' 1" x 9' 9" (3.38m x 2.97m) Currently dressed as a dining room, this room could be suitable for a variety of uses including a second reception room or a home office. There is a carpeted floor and window to the front of the house, radiator.

KITCHEN

11' 2" x 11' 1" (3.4m x 3.38m) Featuring a range of cream gloss wall and base units with contrasting granite work tops & breakfast bar, inset composite 1 1/2 bowl sink. There is a tiled floor with electric under floor heating. Appliances include an under counter fridge, freezer, washer dryer and dishwasher. There is also an induction hob with extractor fan over and a Neff oven with integrated microwave oven above. There is an external stable door giving access to the side and a large window looking toward the rear garden, radiator.

FIRST FLOOR

LANDING

With stairs rising from the ground floor and leading to a spacious landing area which provides access to the four upstairs bedrooms. There is also a large window, triple storage cupboard with oak doors & access to the loft, radiator.

MASTER BEDROOM

12' 3" x 11' 2" (3.73m x 3.4m) A double bedroom with a window facing the front of the property. There are carpeted floors, a built in wardrobe, radiator and an Ensuite bathroom.

ENSUITE

A modern suite comprising a close coupled WC, pedestal wash

basin, quadrant shower cubicle with mains shower. There is a heated chrome towel rail, illuminated mirror and the walls and floor are tiled. There is a frosted window to the front of the property.

BEDROOM 2

12' 1" x 10' 5" (3.68m x 3.18m) Another double bedroom with carpeted floors and a window to the rear, radiator. There is ample space for bedroom furniture and wardrobes.

BEDROOM 3

10' 4" x 8' 2" (3.15m x 2.49m) Currently dressed as a single bedroom but would fit a double bed if required. There are carpeted floors and a window to the front, radiator.

BEDROOM 4

11' 3" x 7' 5" (3.43m x 2.26m) Another good sized room, capable of housing a double bed if needed. This room has a window looking towards the rear garden and carpeted flooring, radiator.

BATHROOM

A beautifully appointed bathroom with a vanity unit housing the white wash basin and WC with concealed cistern. The bathtub has a shower over with chrome fittings and a glass shower screen. The walls, floors and bath side panel are all tiled and there is an electric mirror with a built in light and clock. There is also a

frosted window to the side of the property.

OUTSIDE

Front: The property is approached via a block paved parking area for several vehicles which tapers via a block paved pathway towards the front door. The block paved pathway leads to two access gates located either side of the front façade, one leading to a pathway to the rear garden and the other leads round the garage to a useful block paved area which houses the oil tank, bins and a timber garden shed measuring 8' x 6'. There is an easy maintenance front garden laid to lawn.

Rear: A wrap around paving stone pathway leads to several seating areas dotted around the garden's perimeter whilst a raised decking area provides the primary seating area which can be accessed via bi folding doors. The garden is low maintenance and laid predominantly to lawn and all encompassed within a secure fence boundary. To the side of the property there is external pedestrian access to the garage as well as an area housing raised beds perfect for growing vegetables.

Garage: Double garage with electric feature door, electric, power and light, plumbing for washing machine, housing the Worcester combi boiler, outside tap and double-glazed pedestrian access door to rear garden.

SERVICES

Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water.

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VIEWINGS

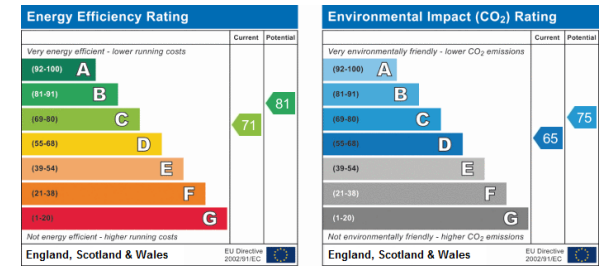
Viewings are strictly by appointment. Please contact the agent on 01609 773004.

CHARGES

Hambleton District Council Tax Band E.

AGENT'S NOTES

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.



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