



5 MEADOWFIELDS

NORTHALLERTON, DL7 9SE

£340,000
FREEHOLD

A contemporary styled four bedroom detached home with a lovely outlook over a green and benefiting from spacious and bright accommodation in a great layout. The property is well positioned for Bedale, Northallerton and junction 51 of the A1(M) and has a private and enclosed rear garden, off street parking, garage store and a great at home study.

NORMAN F. BROWN

Est. 1967

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- Four Bedrooms • Detached Home • Contemporary Style Spacious And Bright Accommodation • Great Layout • Off Street Parking & Garage Store • Private & Enclosed Garden • Close to Northallerton, Bedale And Junction 51 Of The A1(M) • Attractive Outlook • Enquire Today For Your Personal Viewing • Video Tour Available



Description

Nicely positioned overlooking the green, this four bedroom detached home will suit a variety of lifestyles with its bright accommodation and great layout.

The house opens into a central hallway where the contemporary style is immediately apparent with clever storage solutions under the stairs and a downstairs W.C is nestled away too. The sitting room is a spacious room with dual aspect windows overlooking the green and the dining kitchen is a great room for entertaining or for family time with space for a 6 person table and chairs and French doors opening to the private rear garden. The kitchen itself has a range of shaker style wall and base units with a matching upstanding having a one and a half bowl sink with a draining board. There are integrated appliances including a 50/50 fridge freezer, dishwasher, electric oven and grill plus a four ring gas hob with a stainless steel splashback and an extractor hood over.

To the first floor the landing has a useful store cupboard and loft hatch with a drop down ladder to the partially boarded loft. The main bedroom is an excellent double with built in wardrobes and a pleasant outlook over the green at the front. There is also an en suite comprising of a shower enclosure with folding screen door, a wall mounted wash basin and a push flush W.C. Bedroom two is another great double bedroom with a lovely outlook over the garden and there is also a loft hatch to a secondary loft space and a built in Bluetooth speaker. Bedroom three is another bright double with the airing cupboard over the stairs and bedroom four is a good single with a built in single wardrobe and a cleverly installed bookcase. The house bathroom includes a panelled bath with a shower over and a screen, a push flush W.C and a pedestal mounted wash basin.

Outside

To the side is a lawned garden with a hedge boundary and a tarmac driveway provides off street parking for two cars leading to the garage store. The garage store provides excellent storage with an up and over door, lighting and power points and there is gated access to a garden shed for further storage too. The garden is situated the opposite side off the kitchen and is a great space for entertaining or family time with a paved seating area having short wall boundaries, overlooking a lawned garden with raised bed borders for planting an inset tree. There is a useful bin store and storage to the side and a door to a study. The study has been created from the conversion of the rear of the garage and consists of desks with built in storage, ideal for those who work from home and there is also plumbing for a washing machine and a boiler cupboard.

Location

Morton on Swale is a large village and civil parish in the Hambleton district of North Yorkshire, England. It lies on the A684 road about 4 miles west of the County Town of Northallerton. It is less than 1 mile (1.6 km) to the village of Ainderby Steeple. As the name suggests it lies on the River Swale. Notwithstanding its name, Ainderby Steeple Church of England Primary School is situated on Station Lane, Morton-on-Swale which is within the catchment area of Northallerton School, which provides secondary education and sixth form facilities. Also located in the village near the Primary School is The Dales School, which is a special co-educational school for those with severe and complex learning requirements. It provides some post 16 years old education.

General Notes

Viewing - by appointment with Norman F. Brown. Please note the property has a CCTV system (Being taken post

sale, wires to be left for reconnection by new owner)

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – E

Tenure – We are advised by the vendor that the property is Freehold.

Community Charge: £370p.a in two, six monthly payments to First Port who manage the Green spaces of the development.

Construction: Standard

Extensions/Additions: Ground Floor, Double Storey, Loft Conversion

Planning Permission Required Yes/No Granted Yes/No

Building regs Required Yes/No Certificate Yes/No

Conservation Area - Yes/No

List of conservation areas | North Yorkshire Council

Listed Building Yes/No Grade I / II

Search the List - Find listed buildings, monuments, battlefields and more | Historic England

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains with Zoned Nest Heating Controls (Via App) Wi Fi linked.

Water – Hot Water Cylinder

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

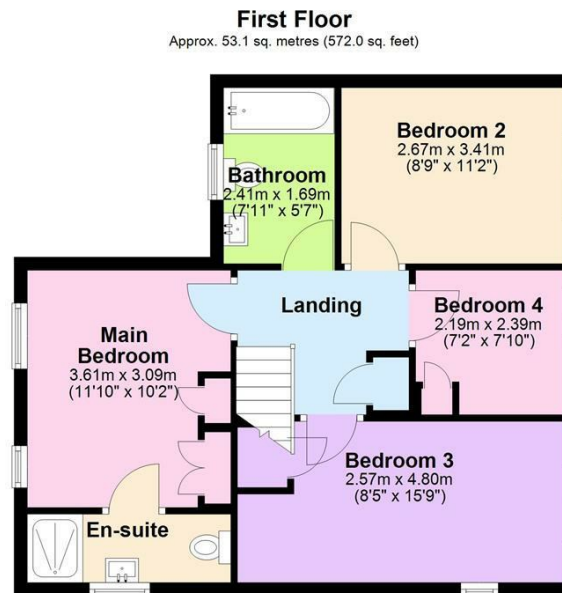
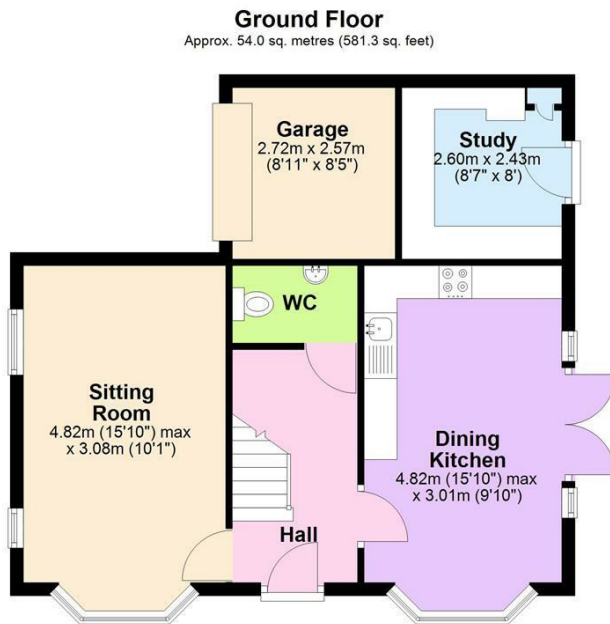
Flood Risk:

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

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Total area: approx. 107.1 sq. metres (1153.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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