



38 WINTON ROAD, NORTHALLERTON  
NORTH YORKSHIRE, DL6 1QH



## 38 WINTON ROAD

Northallerton, North Yorkshire, DL6 1QH

A spacious detached bungalow located on a popular culdesac on the popular North side of Northallerton. Immaculately presented, the accommodation includes a superb open plan living/dining room, kitchen, large garden room, 3 bedrooms & house bathroom. Externally, the property has off street parking, garage, & attractive gardens to the front and rear.

- CHAIN FREE
- Superb open-plan living dining room
- 3 Double Bedrooms
- Large Garden Room
- Southwesterly facing gardens

**GUIDE PRICE £385,000**

### GET IN TOUCH

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## DESCRIPTION

The property is entered via a uPVC front door into an entrance vestibule, with a further door opening into a spacious and welcoming central hallway. There is access to a partially boarded loft space, which benefits from approximately 12 inches of insulation and fitted lighting.

Positioned to the right is a generously proportioned living/dining room, enjoying windows to both the front and rear elevations, allowing for excellent natural light throughout the day. The living area features a gas fire and is finished with carpeted flooring, while the dining area is laid with 22mm solid oak flooring, which continues seamlessly through the hallway, creating a cohesive and high-quality finish.

A door leads through to the kitchen, fitted with a range of oak wall and base units complemented by laminate work surfaces and a stainless steel sink with drainer. There are freestanding appliances, including a tall fridge freezer, washing machine, single large gas oven with separate grill, and a gas hob with extractor hood over. From the kitchen, a further door opens into a substantial garden room, finished with 15mm engineered beech flooring and French doors leading directly onto the rear patio and garden beyond.



The bungalow offers three well-proportioned double bedrooms, all served by the family bathroom, which comprises a large walk-in shower, WC, wash hand basin, and a cupboard housing the gas central heating boiler. In addition, there is a separate WC, which, subject to the necessary consents, could be reconfigured to create an en-suite facility to the principal bedroom.

Externally, the property benefits from a front garden laid predominantly to lawn and enclosed by a mature hedge, providing privacy from the roadside. A lengthy driveway offers ample off-street parking and leads to a garage with electric doors, along with a useful utility area to the rear currently housing the tumble dryer.

The rear garden enjoys a desirable south-westerly aspect and offers a high degree of privacy. It features an attractive raised patio area ideal for outdoor dining and entertaining, a lawned section, and well-established plants and shrubs, creating a pleasant and sheltered outdoor space.





### **LOCATION**

Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a twice weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

### **Charges**

North Yorkshire Council Tax Band E.

### **Services**

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

### **Tenure**

The property is freehold.

### **Viewings**

Strictly by appointment only. Please contact the agent.

### **Agent's Notes**

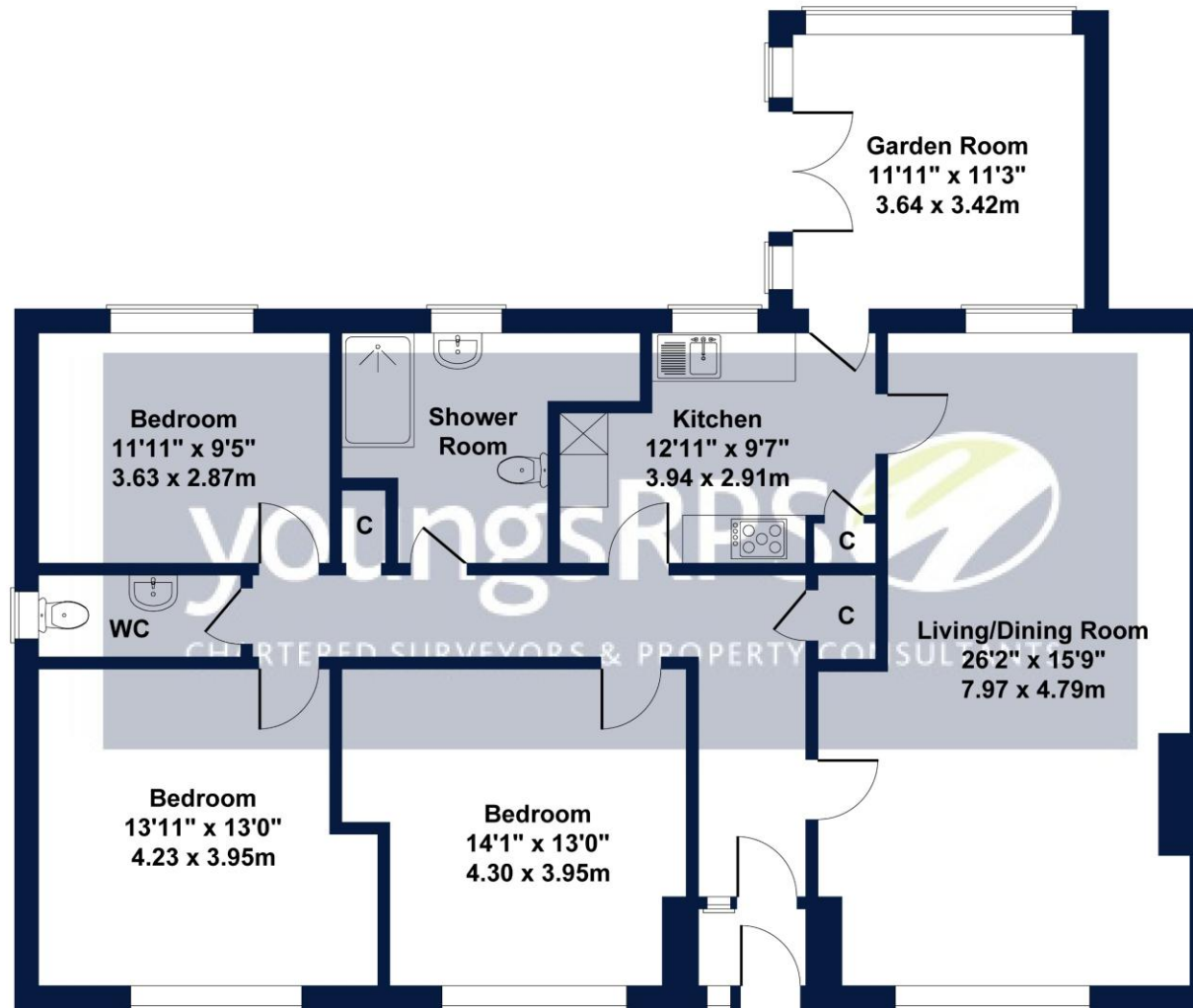
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Approximate Gross Internal Area

1399 sq ft - 130 sq m



## 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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