



14 BLACKTHORN ROAD, NORTHALLERTON
NORTH YORKSHIRE, DL7 8WB



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This impressive detached four-bedroom executive home offers versatile, family-friendly living in a sought-after development. The ground floor boasts a stylish open-plan kitchen and dining area with central island and French doors to the rear garden, two reception rooms, a utility, and WC. Upstairs, the principal suite features fitted wardrobes and en-suite shower, with three further double bedrooms served by a family bathroom. Externally, the property benefits from landscaped gardens, a generous patio and gravel seating area, tarmac driveway with ample parking, and a double garage – combining contemporary comfort with practical, flexible family living.

- Executive Detached Family Home
- Four Bedrooms
- Modern & Stylish Interiors
- Impressive Master Bedroom with Ensuite
- Two Reception Rooms
- Attractive Gardens, Double Garage & Driveway
- EPC Rating B

GET IN TOUCH

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DESCRIPTION

One of the most substantial homes on the development, this impressive detached four-bedroom executive property offers versatile and generously proportioned accommodation, perfectly suited to contemporary family life.

A welcoming entrance hallway immediately sets the tone, with staircase rising to the first floor, and a double cloaks cupboard providing practical storage. To one side, a beautifully appointed open-plan kitchen and dining area forms the heart of the home. The kitchen features sleek white wall and base units with quartz worktops, a sink with drainer, a six-burner gas hob with extractor hood, and double eye-level electric ovens. A central island offers additional workspace and storage, while integrated appliances include a dishwasher, wine cooler, and space for a tall fridge freezer. French doors open directly onto the rear garden, allowing natural light to flood the space.

The dining area is generous in size, benefitting from a front-facing bay window and ample room for a large family dining table. Adjacent, the utility room offers matching units and laminate worktops, plumbing for laundry appliances, space for a tumble dryer, and an external door to the rear garden.

The property also features two reception rooms. The principal living room is bright and spacious, with multiple windows and French doors opening onto the rear garden. A second reception room provides flexible accommodation and could serve as a home office, playroom, or cosy snug. A ground floor WC completes the layout.

Upstairs, four well-proportioned double bedrooms are served by a family bathroom. The principal suite is a highlight, with dual-aspect windows, fitted wardrobes, and an en-suite shower room with double shower, wash hand basin, and WC. The remaining bedrooms share a family bathroom with panelled bath, separate shower, wash hand basin, and WC. An airing cupboard and loft access are also located off the landing.

Externally, the property enjoys front and side gardens laid mainly to lawn with mature planting and a paved path to the front entrance. A tarmac driveway provides ample off-street parking and leads to a double garage with rear access. The rear garden is attractively landscaped, predominantly lawned, with a paved patio, additional seating area on decorative gravel, mature borders, and enclosed by a combination of brick







walling and timber fencing.

LOCATION

Situated within the popular market town of Northallerton, the property enjoys a highly convenient location within walking distance of the wide range of amenities and facilities the town has to offer. Rufus Way is just a short stroll from a family-friendly open space featuring a children's play area and a convenient pedestrian route into the town centre. The property is also well positioned for both primary and secondary schooling.

Northallerton is a thriving market town, with a weekly market that has been held since it was granted its charter in 1200. The bustling High Street offers an excellent mix of independent retailers, including delicatessens, greengrocers and department stores, alongside a selection of national chains. Leisure facilities are plentiful and include sports clubs, restaurants, public houses, a theatre, bowling alley and cinema.

Ideally located between the Yorkshire Dales National Park and the North York Moors National Park, Northallerton is also well suited to commuters, benefiting from excellent road and rail links providing easy access to Darlington, Newcastle, York, Leeds and beyond. This makes it an ideal location for those seeking to balance countryside living with convenient access to major towns and cities.

Viewings

Strictly by appointment only. Please contact the Agent on 01609 773004.

Services & Charges

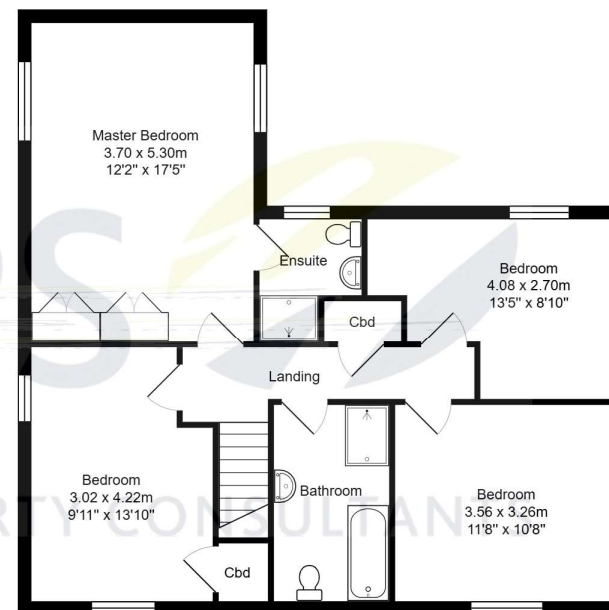
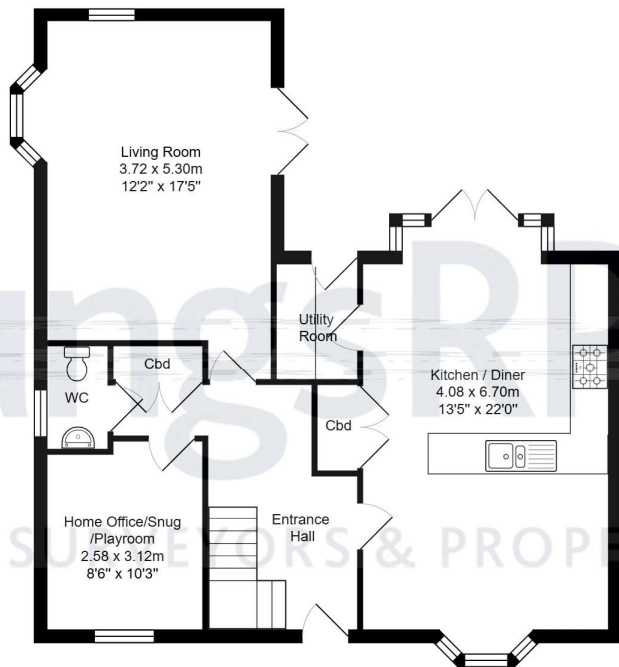
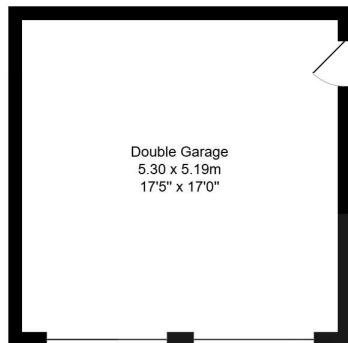
Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water. North Yorkshire Council Tax Band E.

Tenure

The property is Freehold. An annual Estate Management charge of approx.. £127 is also applicable.

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.



Total Area: 168.9 m² ... 1818 ft²

All measurements are approximate and for display purposes only.

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