



25 HEDGEHOG WAY, NORTHALLERTON
NORTH YORKSHIRE, DL6 2FZ



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Occupying an enviable position at the head of a peaceful cul-de-sac with stunning open countryside views, this beautifully presented four-bedroom detached family home has been thoughtfully upgraded by the current owners to offer stylish, ready-to-move-into accommodation. Boasting two reception rooms, a contemporary kitchen/dining room, landscaped gardens and a single garage, the property combines a superb level of privacy with an excellent location, making it an ideal home for modern family living.

- Quiet cul-de-sac position with countryside views
- Beautifully upgraded family home
- Four double bedrooms
- Contemporary kitchen & Two reception rooms
- En-suite to principal bedroom
- Private setting with no passing traffic
- EPC Rating B

GET IN TOUCH

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DESCRIPTION

Occupying an enviable position at the head of a peaceful cul-de-sac, this beautifully presented family home enjoys superb views across open countryside whilst benefiting from a particularly private setting with no passing traffic or public footpaths. Having been thoughtfully upgraded and improved by the current owners, the property offers stylish, spacious accommodation ready to move straight into.

A composite entrance door opens into a welcoming reception hall, where attractive upgraded laminate flooring flows seamlessly throughout much of the ground floor, creating a contemporary and low-maintenance finish.

To the front of the property, the generous living room enjoys an abundance of natural light together with delightful open views across the surrounding countryside, providing a wonderful place to relax. A second reception room offers excellent flexibility and would lend itself equally well as a formal dining room, home office or children's playroom.

Positioned to the rear, the impressive kitchen/dining room has been upgraded to a high standard and is undoubtedly the heart of the home. Fitted with a stylish range of contemporary white gloss wall and base units complemented by quartz work surfaces, the kitchen incorporates an integrated fridge and freezer, gas hob with extractor hood above and an under-counter electric oven. There is ample space for a family dining table, whilst French doors open directly onto the rear garden, creating an ideal space for both everyday family life and entertaining.

Leading from the kitchen is a practical utility room, fitted with matching units and quartz worktops, together with plumbing for a washing machine, the gas central heating boiler and an external door providing access to the rear garden. Completing the ground floor is a generously proportioned, fully tiled cloakroom/WC.

To the first floor, the spacious landing provides access to two useful storage cupboards and four well-proportioned bedrooms, all capable of accommodating a double bed, with two also benefiting from fitted wardrobes. The principal bedroom enjoys a contemporary fully tiled en-suite shower room comprising a shower enclosure, wash hand basin and WC. The remaining bedrooms are served by a modern fully tiled family





bathroom fitted with a bath, wash hand basin and WC.

Externally, the property continues to impress. The enclosed rear garden is laid predominantly to lawn and features an extended paved patio, creating an excellent space for outdoor dining and entertaining, together with an outside tap and external power supply. To the front, the lawned garden is complemented by a paved pathway leading to the entrance, side access and the single garage, which benefits from an up-and-over door, power and lighting. Two side by side off street parking spaces are available to the front.

The property's location is undoubtedly one of its finest attributes. Tucked away at the head of a quiet cul-de-sac, it enjoys a wonderful sense of privacy together with attractive open countryside views, offering the perfect balance between peaceful village-style surroundings and modern family living.

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.

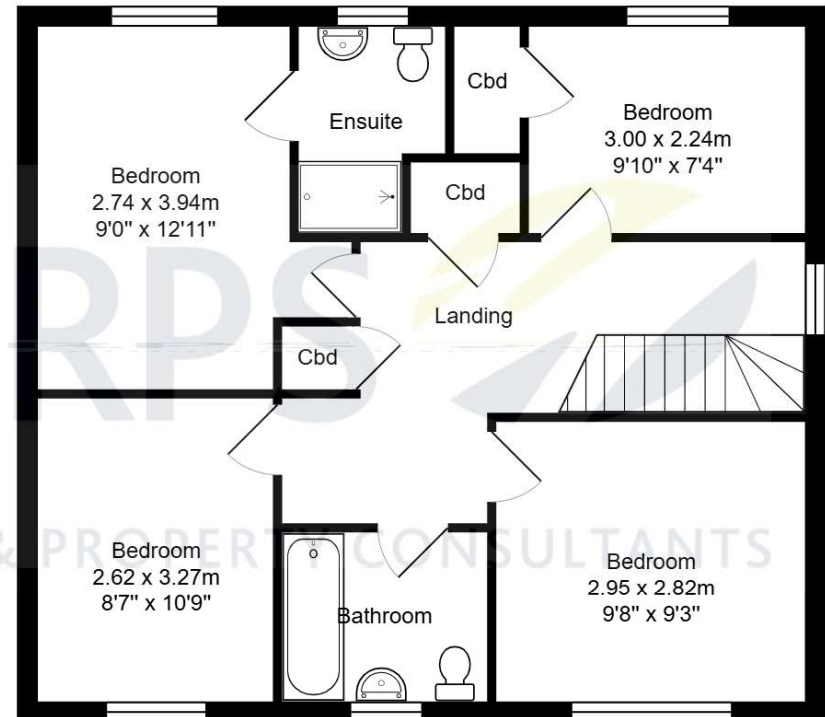
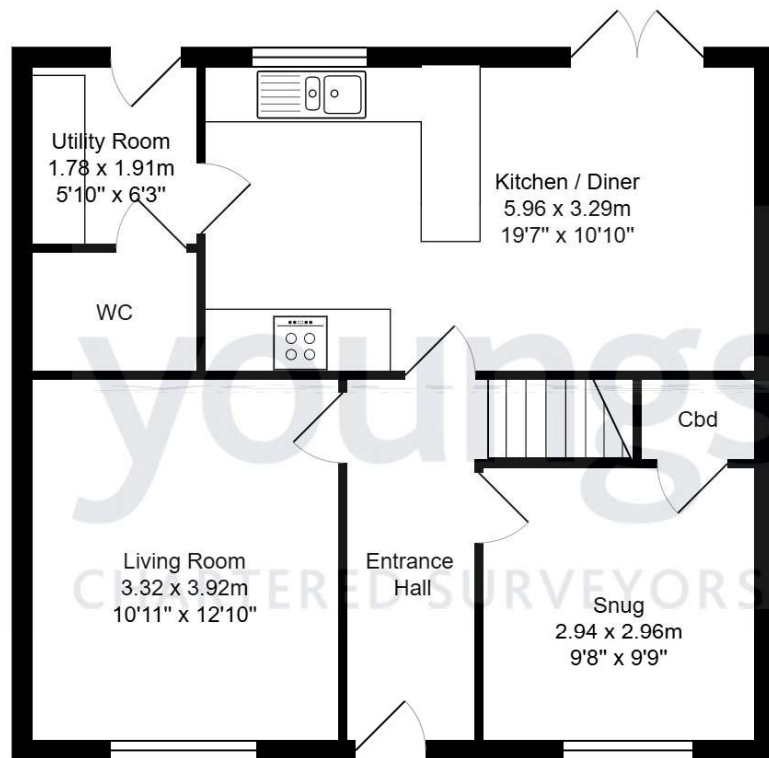
Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the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

Viewings, Services & Charges

Strictly by appointment only. Please contact the Agent on 01609 773004. 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 Estate Management fee of approx. £120 per annum is also



All measurements are approximate and for display purposes only.

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Northallerton 01609 773004



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