



CARVER
RESIDENTIAL
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Oaktree Drive
Northallerton, DL7 8FG

Offers in the region of £475,000

House - Detached
5 Bedroom/s
2 Bathroom/s

A five bedroomed detached family home providing spacious well presented living accommodation enjoying a south facing rear aspect overlooking adjoining countryside. The property benefits from gas fired central heating and double glazing and the accommodation includes a reception hall, cloakroom/wc, spacious living room with multi fuel stove. There is a kitchen fitted with a range of modern wall and base units, open plan feel to the dining room which provides access to the garden room, living room, hall and rear garden. The master bedroom has built in wardrobes and an ensuite shower room/wc. Bedrooms two and three also have built in wardrobes and there are two further bedrooms. The family bathroom is fitted with a white suite with bath and over head shower. Externally there is a double driveway providing off street parking and access to the garage with utility area and door to the kitchen. The rear garden has a patio area, lawn, pond and a mature hedge dividing the garden from the vegetable area and greenhouse.





- Five bedroomed detached family home
- South facing rear aspect overlooking countryside
- Garden room overlooking the rear garden
- Master bedroom with ensuite shower room
- Double driveway providing off street parking
- Beautifully presented living accommodation
- Living room with multi fuel burner
- Modern kitchen with an open plan feel to the dining room
- Integral garage with utility area and door to the kitchen
- Popular residential location

GENERAL INFORMATION

Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage
 Double glazing
 Local Authority: North Yorkshire Band F

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)

AWAITING FLOOR PLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 	

Property Size from EPC sq ft

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MAB 6202



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