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Oaktree Drive
Northallerton, DL7 8FA

Offers in the region of £495,000

House - Detached
4 Bedroom/s
3 Bathroom/s

A superb four bedroomed detached family home which has been extended in to the roof space to create spacious and modern living accommodation over three floors. The property benefits from gas fired central heating and Upvc double glazing. The beautifully presented living accommodation includes a reception hall, cloaks room/wc, open plan living/dining/kitchen. The kitchen area is fitted with a modern matt kitchen with integrated oven, hob and fridge freezer. There are Quartz worktops and breakfast bar. There is also a useful utility room. The dining area leads to the conservatory which opens to the rear garden. The spacious living area has a log burning fire. There is also a handy family room/study. To the first floor there is a guest bedroom with built in wardrobes and ensuite shower room. There are two further good size bedrooms and a family bathroom fitted with a white suite including walk in shower. To the second floor there is a superb master suite with built in wardrobes, luxury ensuite with walk in shower and impressive velux balcony windows providing stunning far reaching views. Externally there is a front garden and driveway providing off street parking and access to the garage which also has a pedestrian door to the garden. The rear garden has been landscaped with patio, lawn and raised borders.





- Extended four bedroomed detached home with accommodation over three floors
- Open plan living room/dining room/kitchen
- Conservatory leading to the rear patio
- Guest bedroom with ensuite shower room/wc
- Driveway providing off street parking and access to the garage with remote door
- Beautifully presented throughout together with far reaching views to the rear
- Modern kitchen with integrated appliances and quartz worktops and breakfast bar
- Master suite with velux balcony windows, fitted robes and luxury ensuite shower room/wc
- Landscaped gardens and patio

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage

Double glazing.

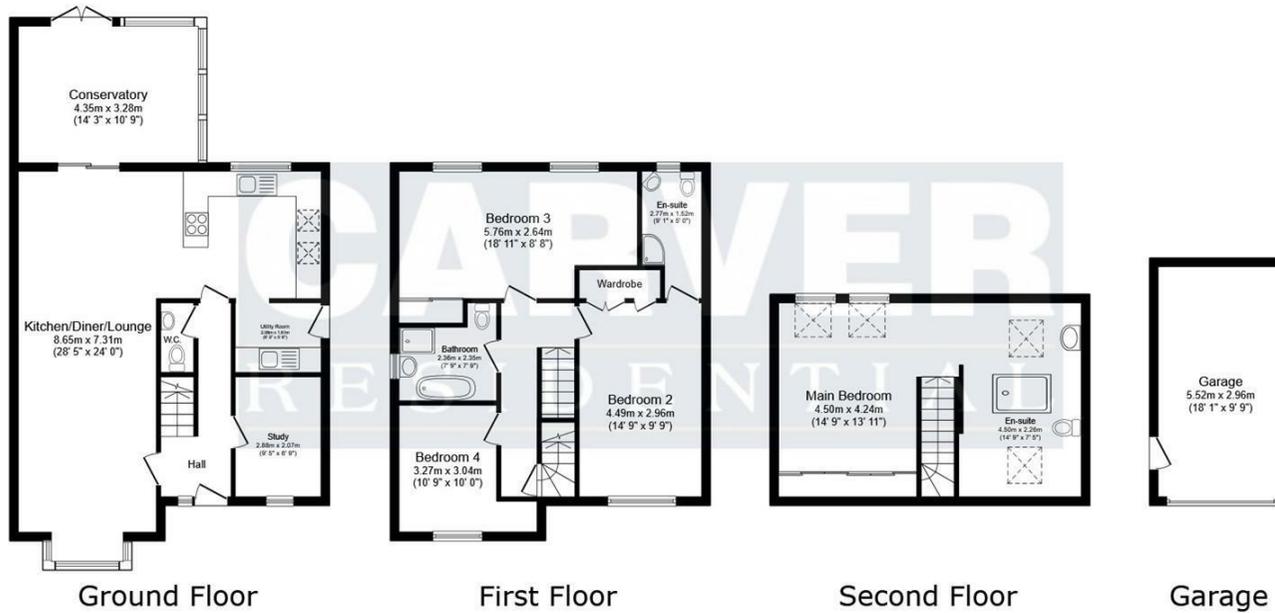
Local Authority: North Yorkshire Band E

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)



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	

Floor Area from EPC -
1603.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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