



PORCH HOUSE SOUTH OTTERINGTON,
NORTHALLERTON, DL7 9HT
£450,000



Northallerton
Estate Agency

South Otterington, Northallerton DL7 9HT

The property comprises an immaculately presented, well laid out and spacious 5-bedroom brick built and rendered detached house with clay tile roof situated in the highly sought after village of South Otterington with a village primary school, pub and church with good access to Northallerton, A1 & A19 The property enjoys 3 double bedrooms with master having an en-suite, 2 single bedrooms, family bathroom and downstairs wet room, wood effect UVPC double glazing throughout, oil-fired central heating.

- 5-Bedroom
- En-suite
- Off street parking
- Detached House
- Garage
- Village location





Call us to arrange a viewing on **01609 771959**

Entrance

Entering up a step into a porch and through a double-glazed front door with glazed lights to side into an entrance vestibule with tiled floor, flush mounted ceiling light point, radiator, double glazed door through to living room.

Living room

Feature fireplace comprising brick surround with oak mantle over, natural stone floor and scope for burner, TV point, centre ceiling light point, flush mounted light point, double and single radiator.

Dining Kitchen

Dining area enjoying 2 flush mounted ceiling light points, double radiator, TV point, built in boiler cupboard housing grant floor mounted oil-fired central heating boiler. Kitchen enjoying terracotta tiled floor, superb range of oak base and wall cupboards, granite effect worksurfaces with inset 1 ½ bowl single drain stainless steel sink unit, space and point for electric cooker, integral unit door matched fronted fridge freezer, dishwasher and space and plumbing for washing machine, unit matched extractor over hob with light and fan, 2 flush mounted ceiling light points, double glazed door out to rear, door to useful pantry with worktop, space beneath for appliance and useful shelving and cloaks storage, door through to downstairs wet room.

Downstairs Wet Room

Wet room floor, fully tiled walls, extractor, thermostatically controlled mains shower, toilet, pedestal washbasin, wall mounted heated towel rail, flush mounted ceiling light point.

Sitting room

Chimney breast with brick surround fireplace with natural stone hearth, hardwood mantle shelf, 2 x flush mounted light points, double rad, full height French doors to rear garden.

Inner hallway

Cloaks hanging, useful under stairs storage area, stairs to first floor.

Landing

Attic access, ceiling light point, radiator, built in linen cupboard, access to 3 bedrooms.

Inner upstairs hallway

Ceiling light point, access to 2 bedrooms and bathroom.

Master Bedroom with En-suite

2 built in double wardrobes with twin rails and shelf storage, 2 ceiling light points, double radiator, door to en-suite bathroom enjoying substantial corner bath with thermostatically controlled mains shower over, fitted shower scree, toilet, pedestal washbasin, fully tiled walls, flush mounted ceiling light point, extractor, tiled floor.

Bathroom

Slipper bath with quality mixer taps and shower attachment, fitted curved shower screen, pedestal washbasin, duo flush toilet, fully tiled walls, wall mounted shaver light and socket, wall mounted extractor, flush mounted ceiling light point, double radiator.

Bedroom 2

Single bedroom with ceiling light point, radiator.

Bedroom 3

Single bedroom with inset ceiling spotlights, radiator.

Bedroom 4

Big double bedroom with flush mounted ceiling point, radiator, TV point.

Bedroom 5

Double bedroom with built in shelved store cupboard, inset ceiling spotlights, double radiator.

Garden

To the front of the property there a porch which is lawned to either side and verandas, shrub boarders, tarmacadam driveway to side of property and gated access into extensive tarmacadam running to flagged hardstanding to numerous vehicles. The rear garden enjoys a substantial rear with flagged and concrete patio leading to a low-level brick ornamental wall with steps up to lawned area with deep shrub boarders, space and base for shed, post and plank fencing at the rear.

Garage

Detached concrete section garage with corrugated roof on a concrete base, up and over door to the front and pedestrian door to side, double glazed window, enjoys the benefit of light and power

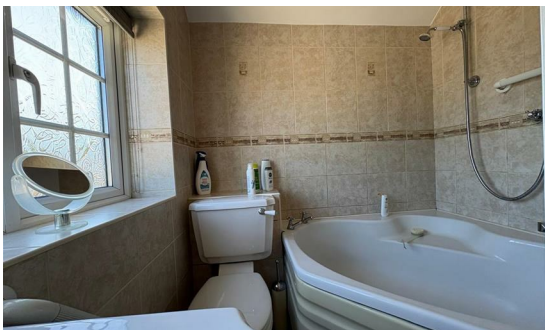
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS WATER, ELECTRIC, OIL & DRAINAGE

NYCC TAX BAND - D

EPC - D





Porch House, South Otterington, DL7 9HT

Approximate gross internal area

House - 184 sq m - 1991 sq ft

Garage - 14 sq m - 151 sq ft

Total - 198 sq m - 2142 sq ft



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.

Produced By Vue3Sixty





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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