

**14 OAK TREE DRIVE  
ROMANBY, NORTHALLERTON DL7 8FA**



**AN IMMACULATELY PRESENTED, WELL LAID OUT AND SPACIOUS 4-BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A PREMIER RESIDENTIAL LOCATION WITHIN EASY REACH OF LOCAL AMENITIES**

- Immaculately Presented Throughout
- Quality Fitted Kitchen, Bathroom & En Suites
- Situated on Attractive Good Sized Corner Plot
- Low Maintenance Gardens to Front & Rear
- Attractive Quality Conservatory
- Within Walking Distance of Local Amenities

**OFFERS IN THE REGION OF £305,000**

# 14 OAK TREE DRIVE, ROMANBY, NORTHALLERTON

## SITUATION

A1	7 miles	Thirsk	7 miles
A19	7 miles	Catterick	10 miles
Darlington	15 miles	York	30 miles
Teesside	16 miles		

(All distances are approximate)

**Oak Tree Drive** at Romanby is very conveniently situated on the southern approach to Northallerton, the County Town of North Yorkshire. The property is situated on a very quiet corner plot in this superb residential location which is nicely set back from any major or minor roads and this area is regarded as a highly desirable residential area on the southern fringe of Northallerton. The property occupies a good-sized corner plot with a nice degree of privacy but nevertheless has a more open outlook than a number of properties in this location.

The property is ideally placed for access to all services and amenities being within walking distance of the Railway Station, County Hall, the Town Centre and excellent local amenities. The property is very close to attractive open countryside and has a low maintenance garden to rear which offers a very good entertainment area with a high degree of privacy due to the carefully planted and well established shrubbery.

The property is available for early completion.

Market town shopping is available in Northallerton and there are additional market towns with excellent shopping available at Thirsk, Bedale and Richmond whilst the major centres of commerce can be found at Darlington, Teesside, Middlesbrough and York.

The town of Northallerton is complemented by an East Coast Mainline Train Station within walking distance of the property and runs from London to Edinburgh bringing London within 2 ½ hours commuting time and additionally providing access via the Transpennine Line to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Durham Tees Valley (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies in an area of particularly attractive countryside and is situated within an hours travelling distance of the North Yorkshire Dales and North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally the property is within an hour of the Coast at Whitby, Scarborough and Redcar.

## AMENITIES

**Shooting & Fishing** – the property is attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

**Racing** – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

**Golf** – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham

**Walking & Cycling** – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

**Schools** – the area is well served by good state and independent schools. There are a number of locally renowned primary schools and the property is within their catchment areas. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton.

The property is within an hour of the coast of Scarborough, Whitby and Redcar which offer further leisure activities.

## DESCRIPTION

**14 Oak Tree Drive** comprises an immaculately presented, well laid out and spacious, superior 4-bedroomed detached family house of quality and distinction which has been extremely well maintained and improved by the present owners. Externally the property enjoys the benefit of lawned front garden with central shrubbery and tarmac driveway to side leading down to the detached Garage and offering hardstanding for up to four vehicles.

There is a gated side access off the driveway which leads to the rear garden. The rear garden is fully enclosed and has exposed brick wall to one side and post and rail fencing. The garden is well established and well stocked, it is designed to be a low maintenance garden with attractive areas of seating, entertainment areas and a nice mix of chippings, laid stone flag together with attractive water feature. Immediately adjacent to the rear of the property is a main patio which is of a natural laid stone flagging which sits adjacent to the conservatory.

To the side of the property there is a concrete plinth for dog kennel and run and also a useful corner area which is fully enclosed and ideal for storage.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. Under the present ownership the property has been particularly well maintained and updated and now includes the benefit of fully fitted breakfast kitchen with attractive range of cherry wood fronted cupboards, quality built in appliances and space for range cooker. Additionally to the ground floor the property enjoys a quality constructed conservatory.

On the first floor the property enjoys four good sized bedrooms with attractive fully fitted en suite shower room to the master

bedroom and a particularly attractive family bathroom.

This is a property of quality and distinction situated on a good sized corner plot enjoying a slightly more open aspect. Early inspection is particularly recommended to appreciate the property, it's potential and presentation.

## ACCOMMODATION

### Covered Entrance Porch

With external electricity supply. UPVC sealed unit double glazed front door with leaded glazed lights to side into:

### Entrance Hall

**13' 4" X 5' 9" (4.06m X 1.74m) Max.** Solid wood parquet floor, double radiator with attractive radiator cover, ceiling light point, telephone point, stairs to first floor.

### Downstairs WC

**2' 9" X 5' 5" (0.83m X 1.65m)** with WC, wall mounted wash basin with tiled splashback, wall mounted radiator, ceiling light point, ceiling mounted Air Vac extractor fan, behind door cloaks hanging. Continuation of the natural wood flooring.

### Snug/Office

**6' 10" X 7' 8" (2.08m X 2.33m)** with natural wood flooring, ceiling light point, radiator, telephone point. Views out onto front garden.

### Sitting Room

**20' 8" X 10' 8" (6.30m X 3.25m)** max into full height bay window to front. Bay window has double radiator and is glazed to three sides.

Enjoys continuation of natural wood flooring and coved cornice ceiling, ceiling light point, television, telephone and Sky points. Room enjoys additional double radiator and feature moulded Adams style fire surround and mantle shelf with cut marble hearth and back plate and inset Living Flame gas fire. Folding French doors with inset bullseye panels leading through into

### Dining Room

**10' 9" X 10' 8" (3.27m X 3.25m)** with continuation of the natural wood oakwood flooring. Coved cornice ceiling and ceiling light point. Double radiator with attractive radiator cover. Twin French Doors multi panelled into:

### Conservatory

**9' 11" X 11' 3" (3.02m X 3.43m)** with tiled floor, double radiator, centre ceiling light point and fitted fan, numerous power points, glazed to three sides with leaded and coloured glass upper panels. Thermalactic ceiling, tiled display window ledges. French Doors out to rear patio and garden and side single double glazed door out to side patio and access to garage.

Door from Dining Room leads to:

### Breakfast Kitchen

**12' 10" X 10' 8" (3.91m X 3.25m)** with an attractive range of recently commissioned, fully fitted cherrywood fronted range of base and wall cupboards, work surfaces with inset corner double bowl, single drainer sink unit with easy turn mixer tap over, and useful waste disposal under. Corner carousel, 2 x 3 drawer chests, useful under unit lighting, fully tiled splashbacks with

inset display tiles, built in AEG dishwasher with unit matched front, built in central consul with breakfast bar with Beaumatic wine cooler. Space and point for gas and/or electric range cooker. (Existing Rangemaster Toledo available by separate negotiation). Inset extractor hood with inset extractor and light which is vented externally. Myson Kickspace heater. French doors out to side patio and rear gardens, inset ceiling light spots. Work surfaces are granite effect with granite effect tiling to floor. Door through into:

### Utility Room

**5' 5" X 7' 2" (1.65m X 2.18m)** with a continuation of the unit matched base and wall cupboards together with work surfaces matching those in the kitchen. Built in AEG Lavamat washer with unit matched door to front. Space and point for separate dryer. Space for fridge freezer, ceiling light point, tiled splashbacks, radiator, wall mounted Gloworm KFB spacesaver gas fired central heating boiler and UPVC sealed unit double glazed door to side leading to driveway with opaque glazed top panels.

Stairs to First Floor have stained and polished mahogany balustrade and spindles leading up to:

### First Floor Landing

**6' 3" X 7' 4" (1.91m X 2.23m)** max. with attic access, ceiling light point providing over-stairwell lighting. Built in airing cupboard housing lagged twin height cylinder with useful shelved storage to side and twin doors to front.

### Master Bedroom

**9' 7" X 14' 8" (2.92m X 4.46m)** with built in triple wardrobes with cloaks hanging rail and shelf storage over. The room itself has the benefit of coved cornice ceiling, ceiling light point, television point, good views out to front garden and across to green areas. Door to recently fitted:

### En Suite Shower Room:

**5' 0" X 9' 1" (1.52m X 2.77m)** with separate shower cubicle which is glazed to two sides with wall mounted mains power shower. Matching pedestal wash basin with mixer taps and tiled splashbacks. WC. Ceiling light point, radiator. Wall mounted shaver socket and mirror fronted bathroom cabinet. Wall mounted Greenwood Air Vac extractor fan, coved cornice ceiling.

### Bedroom 1

**11' 11" X 10' 7" (3.63m X 3.23m)** plus built in overstairs, walk in wardrobe with cloaks hanging rail and shelf storage over. Useful shelved storage to side. Coved cornice ceiling and ceiling light point and radiator.

### Bedroom 2

**10' 11" X 10' 7" (3.33m X 3.23m).** Coved cornice ceiling, ceiling light point, radiator. Views onto the rear garden.

### Bedroom 3

**8' 0" X 8' 8" (2.44m X 2.64m)** max with ceiling light point and radiator. Views out onto rear garden.



### **Family Bathroom**

**7' 8" X 7' 9" (2.33m X 2.35m)** enjoying an attractive white suite comprising panelled bath with chrome mixer tap and shower attachment. Half tiled walls. Unit inset wash basin with cupboard storage beneath, matching WC. Separate corner shower cubicle with IMI shower max mains shower. Sliding doors to front. Full height shower panels to rear. Coved cornice ceiling, inset ceiling light spots, wall mounted extractor fan, wall mounted heated towel rail and radiator.

### **Detached Garage**

**18' 0" X 9' 7" (5.49m X 2.92m)**

Brick built with clay pantile roof. Up and over door to front, pedestrian door to side which leads out onto the patios. Light and power. Eave storage, concrete floor, built in work bench to rear.



### **GARDENS**

The property enjoys the benefit of lawned front garden with central shrubbery and tarmac driveway to side leading down to the detached Garage and offering hardstanding for up to four vehicles.

There is a gated side access off the driveway which leads to the rear garden. The rear garden is fully enclosed and has exposed brick wall to one side and post and rail fencing. The garden is well established and well stocked, it is designed to be a low maintenance garden with attractive areas of seating, entertainment areas and a nice mix of chippings, laid stone flag together with attractive water feature. Immediately adjacent to the rear of the property is a main patio which is of a natural laid stone flagging which sits adjacent to the conservatory.

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Outside tap, and outside electricity supply.

### **GENERAL REMARKS & STIPULATIONS**

#### **VIEWING:**

By arrangement through Northallerton Estate Agency – tel. no. 01609 – 771959.

#### **SERVICES:**

Mains water, electricity, drainage, gas.

#### **TENURE:**

Freehold with Vacant Possession on completion.

#### **LOCAL COUNCIL:**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 – 779977.

#### **COUNCIL TAX:**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band E. The current charge is £1,752.48.







**COMMITMENT**

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- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
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- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

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. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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