

**20 OAKTREE DRIVE  
ROMANBY, NORTHALLERTON DL7 8FA**



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

- Immaculately Presented Internally & Externally
- Quality Fitted Kitchen, Bathroom & En Suite
- Situated on a Good Sized Attractive Plot
- Gardens to Front & Rear
- Attractive, Quality Garden Room
- Within Walking Distance of the Town Centre

**Offers in the Region of: £325,000**

# 20 OAKTREE DRIVE, ROMANBY, NORTHALLERTON DL7 8FA

## 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 in a very quiet 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 plot with a nice degree of privacy. 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.

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

20 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 completely refurbished by the present owners. Externally the property enjoys the benefit of lawned front garden with pathway to either side giving access to the rear, a good sized block paved hardstanding to front and side, the side being the access driveway to the double garage. The hardstanding offers parking for up to six vehicles. To the rear the property enjoys nice sized rear lawned gardens with shrub borders, close boarded fencing and enjoying a nice degree of privacy due to well planted foliage. The property enjoys the benefit of an attractive laid natural stone flagged patio with outside tap and power.

Internally the property has benefited from UPVC sealed unit double glazing and gas fired central heating. Under the present ownership the property has enjoyed the update of a new fully fitted kitchen with quality oak units with space, services and plumbing for a host of a comprehensive range of appliances together with on the ground floor a recently constructed garden room which enjoys the benefit of exposed beamed ceiling with inset velux roof light and glazing to two sides providing for a high degree of natural light together with the addition of a corner mounted Jotel wood burning stove which provides particularly attractive feature to this room and is complemented by solid oak flooring with underfloor heating. On the first floor the property enjoys four good sized bedrooms with new quality En Suite shower room to the Master Bedroom and completely refitted family Shower Room with attractive stone tiling and drench shower.

Early inspection is recommended to appreciate the property, its presentation and attractive plot.

## ACCOMMODATION

In from the front under covered porch with painted panelled ceiling and in through UPVC sealed unit double glazing front door with central bullseye and etched glass panel to side.

### **Entrance Hall**

**1.86m x 5.82m (6'1" x 19'1")**

With stairs to first floor. Inset matwell. Double radiator. Telephone point. Access to Sitting Room and Snug. Access to:

### **WC**

**0.945m x 1.98m (3'1" x 6'6")**

With tiled splashback. WC. Wall mounted wash basin and radiator. Ceiling light point. Greenwood airvac extractor fan.

### **Snug**

**2.69m x 4.72m (8'10" x 15'6")**

Double radiator. TV point. Telephone point. Beech panelled ceiling with inset ceiling light spots.

### **Sitting Room**

**3.53m x 5.74m (11'7" x 18'10") max into good sized bay**

Double radiator. Coved corniced ceiling. Ceiling light point. Inset ceiling light spots. TV point. Telephone point. Feature fireplace comprising carved white oak surround and mantle shelf. Cut granite hearth and backplate. Inset living flame gas fire. Internal french doors with bullseyes and glazed lights to side with bullseyes through to:

### **Kitchen / Diner**

**Dining Area – 3.66m x 2.79m (12' x 9'2")**

Coved corniced ceiling. Two Ceiling light points. Archway through to Garden Room. Central breakfast bar with access to:

**Kitchen – 4.73m x 2.72m (15'6" x 8'11")**

With quality fitted light oak fronted kitchen comprising extensive range of base and wall cupboards. Work surfaces with inset single drainer, single bowl stainless steel sink unit having mixer tap over. Space and plumbing for dishwasher. Space and point for gas / electric cooker with unit matched splashback. Fitted Stoves brushed steel extractor hood and light over. Space and plumbing for larder fridge. Inset Ceiling light spots. Unit matched opaque glazed fronted display cabinets. Central work station with breakfast bar as aforementioned. Under unit kitchen space heaters. Quality tiled floor. Door to:

### **Utility Room**

**2.00m x 2.82m (6'7" x 9'3")**

With continuation of the quality tiled floor. Good range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit having mixer tap over. Space and plumbing for auto wash. Wall mounted cloaks hanging rail with cloaks hooks. Ceiling light point. Newly installed wall mounted main cistern HE combination gas fired central heating boiler. Radiator. Double glazed stable door to side with central bullseye and glazed light to side leading to outside and giving access to the rear.

**Door from Dining Room leads to:**

### **Garden Room**

**4.24m x 3.79m (13'11" x 12'5")**

Quality constructed garden room with exposed beamed ceiling and inset velux roof light and glazing to two sides providing for a high degree of natural light. Twin wall light points. TV point. 5 amp sockets. Telephone point. Double glazed french doors out to patio. Corner mounted Jotul wood burning stove and flue providing a particular feature to the room. Solid oak flooring with under floor heating. The room is very light and airy and enjoys great views out onto the rear garden..

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

### **First Floor Landing**

**3.40m x 1.65m (11'2" x 5'5")**

Attic access. Ceiling light point. Double sized airing cupboard having pressurised system with lagged cylinder and immersion heater. Shelved storage to side.



### **Master Bedroom**

**3.98m x 3.91m (13'1" x 12'10")** into wall length quality fitted bedroom furniture comprising 3 x double robes plus large shelved store cupboard. Built in 3 drawer chest of drawers. Useful additional overstairs rear storage area, all with quality matching beech fronted doors with over wardrobe inset dressing lighting. Coved corniced ceiling. Double radiator. Inset ceiling light spots. Door through to:



**En Suite Shower Room**  
**2.13m x 2.23m (7' x 7'4")**

Fully tiled with natural Spanish large stone tiles. Underfloor heating. Inset ceiling light spots. Ceiling mounted extractor. Suite comprising walk in shower with roman screen to front. Mains drench shower over with separate shower attachment. Duoflush WC. Pedestal wash basin with mixer tap. Double radiator. Heated towel rail. Shaver light, socket and mirror.

**Bedroom No 3**  
**4.01m x 2.30m (13'2" x 7'7")** plus entrance passage max into wall length built in bedroom furniture comprising double robes, single robe, inset 4 drawer chest, central shelved storage area plus useful shelved storage over. TV point. Radiator. Ceiling light point.

**Bedroom No 2**  
**2.79m x 4.29m (9'2" x 14'1")** max into built in triple robe enjoying cloaks hanging rail with shelved storage over. Radiator. Ceiling light point.

**Bedroom No 4**  
**3.60m x 2.49m (11'10" x 8'2")**  
Radiator. Ceiling light point. TV point. Built in double robe with cloaks hanging rail and shelved storage over.

**Family Shower Room**  
**2.54m x 2.11m (8'4" x 6'11")**  
Fully tiled to floor and wall with natural attractive stone tiling. Double corner shower cubicle with Architeckt multi head shower unit with drench shower above and shower attachment to side.

**OUTSIDE**

Externally the property enjoys the benefit of lawned front garden with pathway to either side giving access to the rear, a good sized block paved hardstanding to front and side, the side being the access driveway to the double garage. The hardstanding offers parking for up to six vehicles. To the rear the property enjoys nice sized rear lawned gardens with shrub borders, close boarded fencing and enjoying a nice degree of privacy due to well planted foliage. The property enjoys the benefit of an attractive laid natural stone flagged patio with outside tap and

power point.

**GENERAL REMARKS & STIPULATIONS**

**VIEWING**

Through Northallerton Estate Agency – tel. no. 01609 – 771959.

**SERVICES**

Mains water, electricity, drainage, gas.

**TENURE**

Freehold with Vacant Possession upon Completion.

**LOCAL COUNCIL**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

**COUNCIL TAX**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band E. The current charge is £1703.72.





**COMMITMENT**

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- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
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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.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- 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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