



14 BOYNTON ROAD, EAST COWTON,
NORTHALLERTON
O.I.R.O £399,500



Northallerton
Estate Agency



Boynton Road

Northallerton, DL7 0EA

PROPERTY COMPRISES OF A SUBSTANTIAL WELL PRESENTED, WELL LAID OUT AND SPACIOUS DETACHED 4-BEDROOM FAMILY HOUSE. IT IS SITUATED IN A QUIET SEMI-RURAL VILLAGE LOCATION THAT IS HIGHLY SOUGHT AFTER WITHIN NORTH YORKSHIRE. THIS PROPERTY OFFERS BEAUTIFUL GARDENS TO BOTH THE FRONT AND REAR WITH GARAGE AND PARKING AT THE FRONT OF THE PROPERTY. UNDERFLOOR HEATING IN BOTH BATHROOMS, TOP QUALITY SIEMATIC KITCHEN WITH OPEN PLAN DINING AREA. A UTILITY ROOM WITH PLUMBING AND ELECTRICALS, 4 LARGE BEDROOMS, ALL WITH BUILT IN STORAGE.

• DETACHED 4 BEDROOM HOUSE

• STUNNING VIEWS TO COUNTRYSIDE

• OIL FIRED HEATING

• SOUGHT AFTER VILLAGE LOCATION

• EN-SUITE IN MASTER BEDROOM

• IDEAL FAMILY HOME

ENTRANCE

COVERED ENTRANCE, FRONT DOOR INTO KARNDAN FLOORED HALLWAY WITH DOUBLE RADIATOR, GLASS PANELLED STAIRS TO FIRST FLOOR, CEILING LIGHT POINT AND DOORS THROUGH TO KITCHEN AND LIVING ROOM. TELEPHONE AND INTERNET POINTS. OFF THE HALLWAY THERE IS A DOWNSTAIRS W/C WITH FITTED FURNITURE, A SLEEK WASH BASIN, STORAGE CUPBOARD, WALL MOUNTED HEATED TOWEL RAIL AND CEILING LIGHT POINT.

LIVING ROOM

INSET CEILING SPOTLIGHTS, WOOD BURNING STOVE WITH FLOATING MARBLE HEARTH, RADIATOR, DOUBLE GLAZED SLIDING PATIO DOORS WITH INTEGRAL BLINDS INTO REAR GARDEN, INTERNAL SLIDING DOORS TO DINING AREA.

DINING AREA/KITCHEN

FITTED BAR WITH CUPBOARDS, DOUBLE GLAZED SLIDING PATIO DOORS WITH INTEGRAL BLINDS INTO REAR GARDEN, TOP QUALITY SIEMATIC KITCHEN UNITS WITH MATCHING FRONTED FRIDGE, FREEZER AND DISHWASHER, CORIAN WORKSURFACES, INSET OVEN, MICROWAVE/COMBINATION OVEN AND WARMING DRAWER, ISLAND WITH BREAKFAST BAR, WITH CUPBOARDS AND DRAWERS WITH INSET 5-POINT CERAMIC HOB AND OVER-HEAD EXTRACTOR. SINGLE SINK WITH DRAINER AND QUOOKER TAP. SEATING AREA DOUBLE GLAZED WITH INTERNAL BLINDS TO 3 SIDES WITH GREAT VIEWS TO GARDEN.

UTILITY

MATCHING RANGE OF BASE & WALL UNITS, WORK SURFACE WITH INSET STAINLESS-STEEL SINK WITH MIXER TAP, INTEGRAL WASHER/DRYER, CEILING LIGHT POINT, FULL HEIGHT GLAZED DOOR, GIVING ACCESS TO SIDE OF THE PROPERTY.

BEDROOM 1

MASTER BEDROOM COMPRISES OF DOUBLE RADIATOR, WALL LENGTH FITTED WARDROBES WITH RANGE OF SHELVES AND RAILS, FITTED MATCHING BEDSIDE CHEST OF DRAWERS. INTERNAL DOOR LEADS TO EN-SUITE COMPRISING OF TILED WALLS AND FLOORS, FULLY TILED SHOWER, WALL MOUNTED CHROME HEATED TOWEL RAIL, TILE PANELLED JACUZZI BATH, FITTED BASE CABINETS WITH INSET WASH BASIN WITH MIXER TAP, CORIAN SURFACES, MIRROR FRONTED CABINETS ABOVE, DUO FLUSH TOILET, INSET CEILING SPOTLIGHTS, WALL MOUNTED SHAVER AND HAIRDRYER, EXTRACTOR AND LIGHT OVER SHOWER WITH UNDERFLOOR HEATING.

BEDROOM 2

LAMINATE FLOOR, CEILING LIGHT POINT, DOUBLE RADIATOR, WALL LENGTH MIRROR FRONTED WARDROBES WITH SHELVES AND RAILS, ATTIC ACCESS VIA LOFT LADDER.

BEDROOM 3

CEILING LIGHT POINT, DOUBLE RADIATOR, WALL LENGTH SLIDING DOOR WARDROBES WITH SHELVES, RAILS AND INTERNAL DRAWERS. BEAUTIFUL VIEWS TO THE REAR.

BEDROOM 4

DOUBLE RADIATOR, CEILING LIGHT POINT, IDEAL SIZED OFFICE WITH BUILT IN DESK AND OVERHEAD SHELVES, LAMINATE FLOOR, BUILT IN STORE CUPBOARD WITH SHELVES AND RAILS. STUNNING VIEWS TO THE FRONT OF THE PROPERTY THROUGH BIG WINDOW ALLOWING NATURAL LIGHT.

FAMILY BATHROOM

TILED FLOOR WITH UNDERFLOOR HEATING, TILED WALLS, WALK IN SHOWER, INSET SPOT CEILING LIGHTS, EXTRACTOR, DOUBLE FLUSH TOILET, FITTED BASE CABINETS WITH INSET WASH BASIN WITH MIXER TAP, CORIAN SURFACES, MIRROR FRONTED CABINETS ABOVE, WALL MOUNTED SHAVER POINT AND HAIRDRYER, CHROME HEATED TOWEL RAIL.

GARDEN

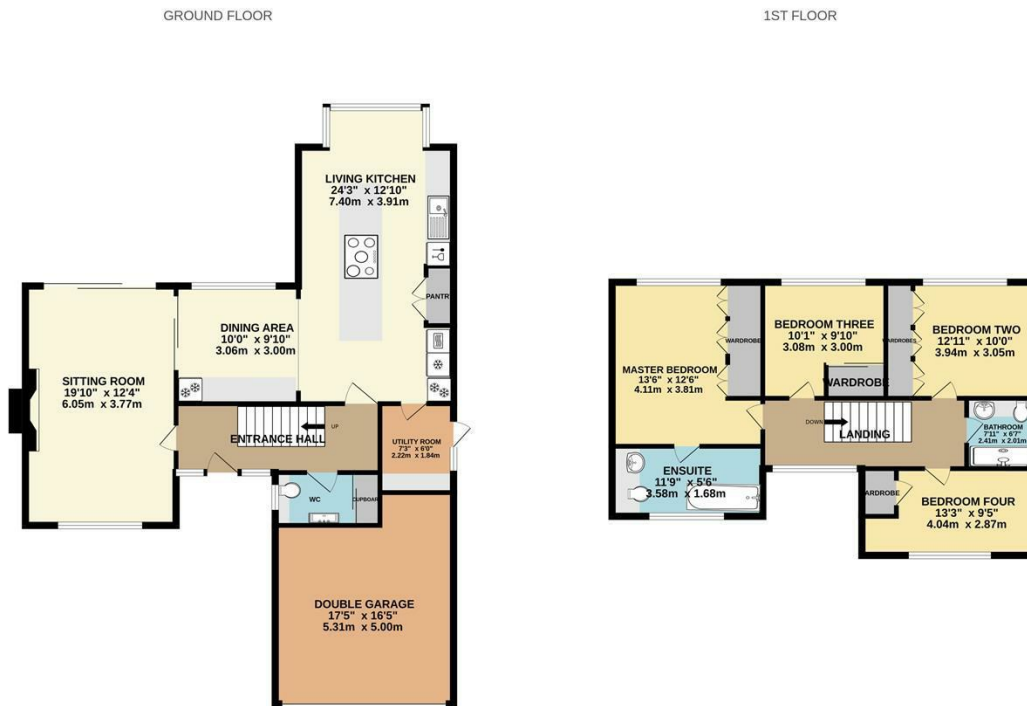
FRONT GARDEN COMPRISES OF LAWN WITH DEEP SHRUB BORDERS, FLAGGED WALKWAY TO DOOR WITH TARMAC DRIVEWAY GIVING ACCESS TO ELECTRICALLY OPERATED DOUBLE GARAGE, SIDE OF PROPERTY PURPOSE-BUILT BIN STORE GIVING ACCESS TO REAR GARDEN. BACK GARDEN COMPRISES OF NATURAL STONE PATIO, GREENHOUSE ADAPTED AS A SUNROOM, LOVELY LAWN WITH ADDITIONAL PATIO WITH CENTRAL WATER FEATURE AND FOUNTAIN. SHRUBBED BORDERS AROUND BACK. GATED ACCESS ONTO CRICKET FIELD. UNINTERRUPTED VIEWS ONTO SURROUNDING COUNTRYSIDE.

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

TENURE - FREEHOLD
SERVICES - OIL, MAINS WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - E
EPC - TBC

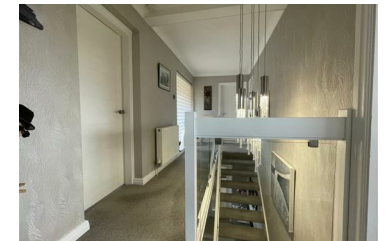


Call us to arrange a viewing on **01609 771959**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
11-15%	B		
16-20%	C		
21-25%	D		
26-30%	E		
31-35%	F		
36-40%	G		
Not energy efficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	

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