



Rowan House Melsonby, North Yorkshire, DL10 5PT
£399,950

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SPACIOUS 4-BEDROOM DETACHED Family Home in Quiet Cul-de-Sac location with SOUTH-WEST Rear GARDENS, GARAGE & PARKING. Lots of scope to EXTEND to side &/or rear- EARLY VIEWING Strongly Recommended. 3 RECEPTION ROOMS: 6.63m/21'9" SITTING ROOM with fireplace, OFFICE, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY & CLOAKS/WC; 4 good BEDROOMS, BATH/SHOWER ROOM & En SUITE. UPVC Double Glazing & Gas Central Heating (LPG - NEW boiler May 2021).

Melsonby is a very popular village with a Public House, a Primary School & is on a local bus route. A66 trans-Pennine route 1.4 miles, A1(M) & Scotch Corner 3 miles, historic RICHMOND about 5 miles, BARNARD CASTLE 12.5 & DARLINGTON 8.5 miles - 2 hours 20 minutes to LONDON Kings Cross. The forthcoming Scotch Corner DESIGNER OUTLET VILLAGE will be the leading shopping & leisure destination in the North of England, bringing an appealing mix of premium & 'best-of-high-street' brands to one of the UK's most well-known locations - a huge area attraction. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales are readily accessible - about 1 hour to the Lake District.

COVERED PORCH

VESTIBULE

INNER HALL

Staircase to first floor with useful cupboard under.

CLOAKS/WC

Washbasin, WC & UPVC double glazed window to side.

OFFICE/SNUG 2.98m x 2.76m (9'9" x 9'0")

UPVC double glazed window to front.

SITTING ROOM 6.63m x 3.77m (21'9" x 12'4")

Recessed fireplace, UPVC double glazed windows to front & side, & UPVC double glazed patio doors to rear.

DINING ROOM 3.36m x 3.21m (11'0" x 10'6")

UPVC double glazed window to rear & opening to:

KITCHEN/BREAKFAST ROOM 3.70m x 2.97m (12'1" x 9'8")

(NB: Overall the Kitchen & Dining Rooms extend to 6.30m x 3.36m min/20'8" x 11'0")

Fitted wall & floor units with worktops, 1 & ½ bowl sink & breakfast table; integrated double electric oven/grill & gas hob (NEW October 2021) with extractor over & integrated dishwasher. Ideal gas boiler (NEW May 2021). UPVC double glazed windows to side & rear & door to:

UTILITY ROOM 3.21m max x 1.70m (10'6" max x 5'6")

Fitted wall & floor units with worktops with sink, upright fridge space & plumbed for washing machine. UPVC double glazed window & door to:

COVERED SIDE CORRIDOR

Linking with the GARAGE (-See below)

FIRST FLOOR LANDING 4.27m x 3.10m overall (14'0" x 10'2" overall)

An open area Plus built-in, walk in 1.98m x 0.88m Airing Cupboard. Ladder access to part-boarded LOFT with light point. UPVC double glazed window to front.

Double BEDROOM 1. 3.90m x 3.37m (12'9" x 11'0")

Including fitted wardrobes. UPVC double glazed windows to front & side.

En SUITE 1.95m x 1.30m (6'4" x 4'3")

Full-width shower area, washbasin, WC & UPVC double glazed window to rear.

Double BEDROOM 2. 3.90m x 2.95m (12'9" x 9'8")

Including fitted wardrobe & UPVC double glazed windows to front.

BEDROOM 3. 4.12m x 2.29m (13'6" x 7'6")

UPVC double glazed window to rear.

BEDROOM 4. 3.02m x 2.37m (9'10" x 7'9")

UPVC double glazed window to front.

'House' BATH/SHOWER ROOM 3.00m x 1.78m (9'10" x 5'10")

Panelled bath with Mira shower over, washbasin & WC. UPVC double glazed window to side.

OUTSIDE FRONT

Low deep hedge & gravelled 3-vehicle area leading to:

'Linked' GARAGE 5.30m x 3.14m (17'4" x 10'3")

Up & over door, light & power, window to rear & side door to COVERED SIDE PORCH with outside light point. Access to the:

SOUTH-WEST SIDE & REAR GARDENS

Good-sized Enclosed, hedge screened Gardens with patio & flower/shrub beds & borders, cold water taps & outside light points.

NOTES

- (1) Council Tax Band: E
- (2) Gas Central Heating (LPG) - NEW boiler XXXXXX
- (3) NEW boiler May 2021 & NEW Electric double oven & Gas hob October 2021. Ample TV & telephone points.



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FIRST FLOOR



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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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