28 St James Close, Melsonby, North Yorkshire, DL10 5PQ

£300,000

marcus alderson estate agents

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28 St James Close, Melsonby, North Yorkshire, DL10 5PQ

A substantial 3 DOUBLE BEDROOM Detached Bungalow with integral Double garage with 'electric' doors, plenty of Parking & Gardens. Large SITTING ROOM & DINING ROOM, contemporary KITCHEN/BREAKFAST ROOM, large UTILITY ROOM & WASHROOM/WC. 3 DOUBLE BEDROOMS, large modern EN SUITE & large modern BATH/SHOWER ROOM. UPVC Double Glazing & Gas Central Heating (LPG). The property is quietly positioned within the popular village, which has a primary school, its own pub & is very well placed for the A1(M) Motorway & A66.

COVERED PORCH
A double glazed door with glazed side panel and external welcome light.

ENTRANCE HALL 3.00 x 1.62 min (9'10" x 5'4" min)
Having a large cloaks cupboard and two central heating radiators.

SITTING ROOM/DINING AREA
Extending to 7.13m/23'4" with Dining Area

SITTING ROOM 5.34 x 4.07 (17'6" x 13'4")
Having two UPVC double glazed windows to the front and another to the side, electric feature fire and fire surround, two wall lights, central heating radiator and coving. An archway leads through to the dining area.

DINING AREA 3.36 x 2.95 (11'0" x 9'8")
Having a central heating radiator and coving. Patio doors lead into the sun room and a door leads into the kitchen / breakfast room.

SUN ROOM
With tiled flooring and a wall light. Patio doors leads to the side courtyard garden.

Modern KITCHEN/BREAKFAST ROOM 5.14 min x 3.00 (16'10" min x 9'10")
Having a range of wall, base and drawer units with worktops, electric oven, built in microwave, electric hob with a stainless steel extractor hood over, one a half bowl ceramic sink unit with mixer tap over, tiled splash back, corner display cabinets, spot lights and coving. There is a UPVC double glazed window to the rear, UPVC glazed French doors leading out to the rear garden and a door leading into the utility room.

UTILITY ROOM 3.35 x 2.55 (11'0" x 8'4")
Baxi gas boiler (LPG) base units with worktops, plumbing for a washing machine and plumbing for a dishwasher, ceramic sink unit with mixer tap over, central heating radiator and tiled flooring. There is a UPVC double glazed window to the rear and a door leads into the rear lobby.

REAR LOBBY
With doors leading into the cloaks / w.c and integral double garage.

CLOAKS/WC 1.85 x 1.52 (6'1" x 5'0")
Having a w.c and a wash hand basin.

INNER HALL
With doors leading into the bedrooms and family bathroom. There is a loft hatch providing access into the roof void with is partially boarded and has a loft ladder and light.

BEDROOM 1. 4.52 x 3.10 (14'9" x 10'2")
A double bedroom with a central heating radiator, coving and a UPVC double glazed window looking out to the rear garden. A door leads into the en-suite.

Contemporary EN SUITE 3.35 x 3.00 max (11'0" x 9'10" max)
A large en-suite having a double shower cubicle, wash hand basin with vanity drawer unit beneath, w.c, two central heating radiators, UPVC double glazed window, spot lights and coving.

BEDROOM 2. 4.39 x 3.41 (14'4" x 11'2")
A double bedroom with fitted wardrobes with sliding doors, central heating radiator, coving and a UPVC double glazed window to the front.

BEDROOM 3. 3.72 max x 3.41 (12'2" max x 11'2")
A double bedroom with fitted wardrobes, central heating radiator and a UPVC double glazed window to the front.

Contemporary BATH/SHOWER ROOM 3.35 x 3.00 max (11'0" x 9'10" max)
Panelled bath, corner shower cubicle, wash hand basin with two drawer vanity unit beneath, two central heating radiators, coving and spot lights.

OUTSIDE FRONT
Post and rail boundary fence with gravel garden & shrubs extending to the side.

REAR
Low maintenance rear garden with a lawned area, paved patio, raised beds and flower/shrub border. LPG tank, concrete hard-standing area (MOTORHOME, CARAVAN etc), vehicular and pedestrian gates to rear.

INTEGRAL DOUBLE GARAGE 5.39 x 5.35 (17'8" x 17'6")
Electric up & over door. There is a UPVC double glazed door leading out to the side courtyard and another leading into the rear garden.

NOTE
* Freehold
* Council Tax Band: E

£300,000

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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