



## 8 Aunums Close | Thornton le Dale. YO18 7TP

An immaculately presented three bedroom detached bungalow occupying a pleasant site in this much sought after residential location situated to the south-west periphery of this pretty village of Thornton le Dale. The spacious and well-presented accommodation lies entirely on one level and enjoys the benefit of uPVC double glazing and gas

fired central heating. Externally there is a GARAGE with further driveway parking and gardens. Thornton le Dale is a popular village offering a good range of local amenities and recreational facilities. Viewing is highly recommended to appreciate the quality accommodation and location on offer.



**Guide Price £375,000**

# 8 Aunums Close | Thornton le Dale.



## ENTRANCE RECEPTION

With central heating radiator; archway to sitting room.

## SITTING ROOM with DINING AREA-

Feature fireplace having wooden surround, marble effect inset and hearth housing electric fire, display alcove, coving to ceiling, two central heating radiators, double glazed bay window to front elevation, side double glazed window.

## INNER HALLWAY

Central heating radiator, coving to ceiling.

## DINING KITCHEN

With range of wall and floor units with stainless steel sink unit with mixer tap over, work surfaces, drawers compartments, four ring gas hob with extractor canopy over, built in double oven; central heating radiator, access to roof space. Spot lighting to ceiling, plumbing for dishwasher, useful built storage area with central heating

radiator and hanging space. Door to side passageway.

## SIDE PASSAGEWAY

With utility area having plumbing for automatic washing machine, single drainer sink unit with mixer tap, work surfaces, tiled splashbacks and tiled window sill, wall and base units, central heating radiator. Access to roof space. Door to Garage and outside.

## SHOWER ROOM

Comprising shower cubicle with shower unit and rose, pedestal wash hand basin and w.c., Central heating radiator, double glazed window, extractor fan.

## MASTER BEDROOM

With laminate flooring, range of fitted bedroom furniture comprising fitted wardrobes, bedside cabinets, top boxes over bed recess, dressing table, display shelving; coving to ceiling, double glazed window to rear elevation overlooking garden and countryside beyond. Central heating radiator, spot lights.



## BEDROOM TWO

Central heating radiator, coving to ceiling, double glazed windows to rear elevation overlooking garden and countryside beyond.

## BEDROOM THREE

Central heating radiator, coving to ceiling, double glazed patio doors leading through to the conservatory.

## CONSERVATORY

Having a brick base with double glazed french doors opening onto the garden and further double glazed windows; glass roof and further stained window.

## BATHROOM

With suite having "kidney" shaped panelled bath with shower unit over, wash hand basin with mixer tap, low flush w.c., Complimentary wall tiling, two double glazed windows. Heated towel rail, extractor fan.

## OUTSIDE

The front garden is mainly laid to lawn with flower/shrubbery border and rockery. There is a long driveway leading to GARAGE. To the rear there is an attractive garden with good sized patio area, laid lawn, flower/shrubbery borders and gravelled area with circular paving area.

Field views beyond the rear garden.

## GARAGE

Having electric "up and over" door, light and power. Shelving. Personnel door leading to utility area and side access to rear garden.

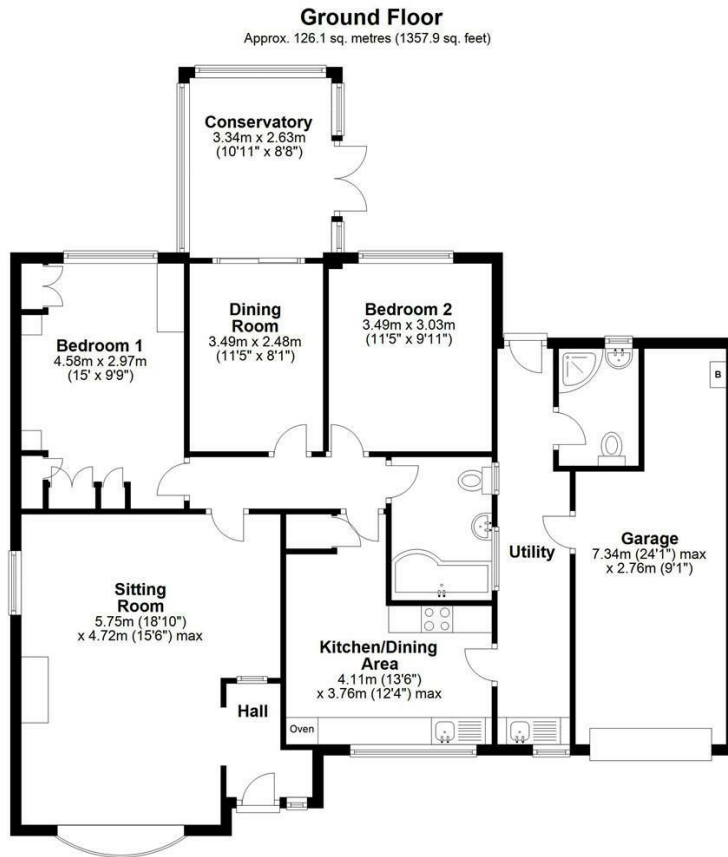
## SERVICES

Mains electricity, water, gas and drainage.

Gas fired central heating.



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## VIEWING

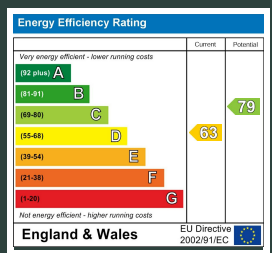
By appointment with the Agents, Pickering Office. Tel: 01751 472724.

## COUNCIL TAX BAND

We are informed verbally that the property lies in Band E.

## ENERGY PERFORMANCE RATING

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St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk

[boultoncooper.co.uk](http://boultoncooper.co.uk)



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**BC**  
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