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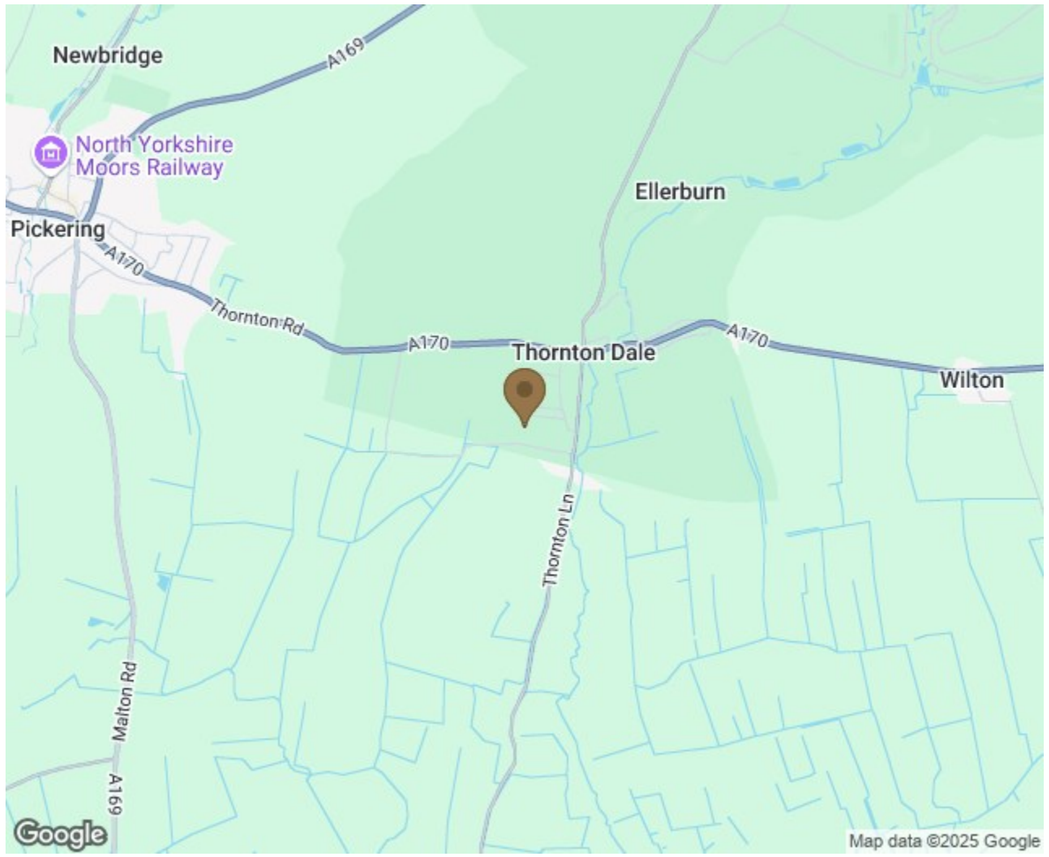


5, Aunums Close, Thornton-Le-Dale, YO18 7TP
Guide price £350,000

Spacious 3-Bedroom Detached Bungalow in a Sought-After Location

Nestled on a generous plot, this well-presented three-bedroom detached bungalow offers the perfect blend of comfort, practicality, and style. Ideal for those looking to downsize without compromising on space, or for families seeking a home with a flexible layout, this property is a true gem.

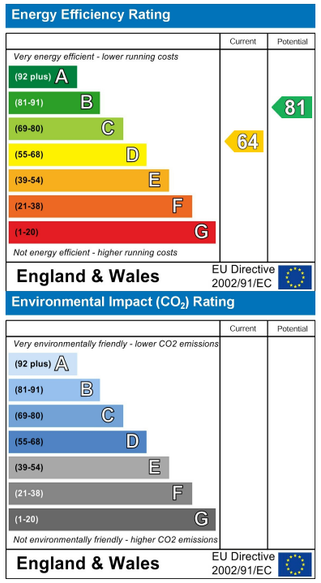
Step inside via the sheltered open porch into a bright and welcoming entrance hall. The dual-aspect living room is a standout feature, with a charming bow bay window that floods the space with natural light. A gas fire with feature surround creates a cosy focal point, perfect for relaxing with family or entertaining guests.

The modern kitchen is thoughtfully designed for ease of use, featuring a single built-in oven, induction hob, and integrated dishwasher, ideal for keen cooks and those who appreciate a sleek, clutter-free workspace.

The bungalow also offers a spacious shower room with a large walk-in shower enclosure, providing a practical and stylish solution for easy, step-free access. A separate guest cloakroom adds further convenience.

For those who enjoy the garden whatever the weather, the useful sunroom provides a peaceful spot to unwind, overlooking the private outdoor space.

This property also benefits from an integral garage and a block-paved driveway with ample parking for multiple vehicles. The generous plot offers plenty of potential for further landscaping or personalisation.



Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

The Property Ombudsman | naea | propertymark PROTECTED | safeagent

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LOCATION
Thornton-le-Dale is a picturesque and highly sought-after village nestled in the heart of the North York Moors National Park. Renowned for its charming thatched cottages, scenic beck, and idyllic countryside surroundings, this quintessential English village offers a perfect blend of rural tranquillity and modern convenience. With a range of local amenities, including independent shops, cosy cafés, traditional pubs, and a well-regarded primary school, it provides an excellent setting for families, retirees, and nature enthusiasts alike. The nearby market town of Pickering is just a short drive away, offering further amenities and transport links. Whether you're looking for a peaceful retreat or a vibrant community, Thornton-le-Dale is an exceptional place to call home.

HALLWAY
8'3" x 4'9" (2.54 x 1.45)

GUEST CLOAKROOM

LIVING ROOM
18'4" x 11'7"` (5.61 x 3.55`)

KITCHEN
8'4" x 11'1" (2.55 x 3.39)

BEDROOM ONE
14'4" x 8'9" (4.39 x 2.69)

BEDROOM TWO
11'1" x 11'1" (3.38 x 3.38)

BEDROOM THREE
8'0" x 9'2" (2.46 x 2.81)

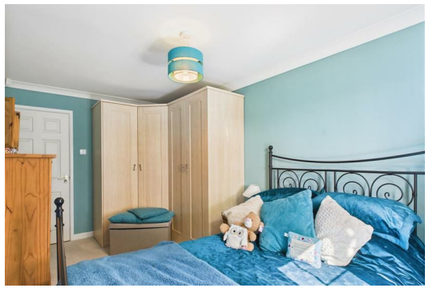
BATHROOM
7'10" x 5'4" (2.39 x 1.65)

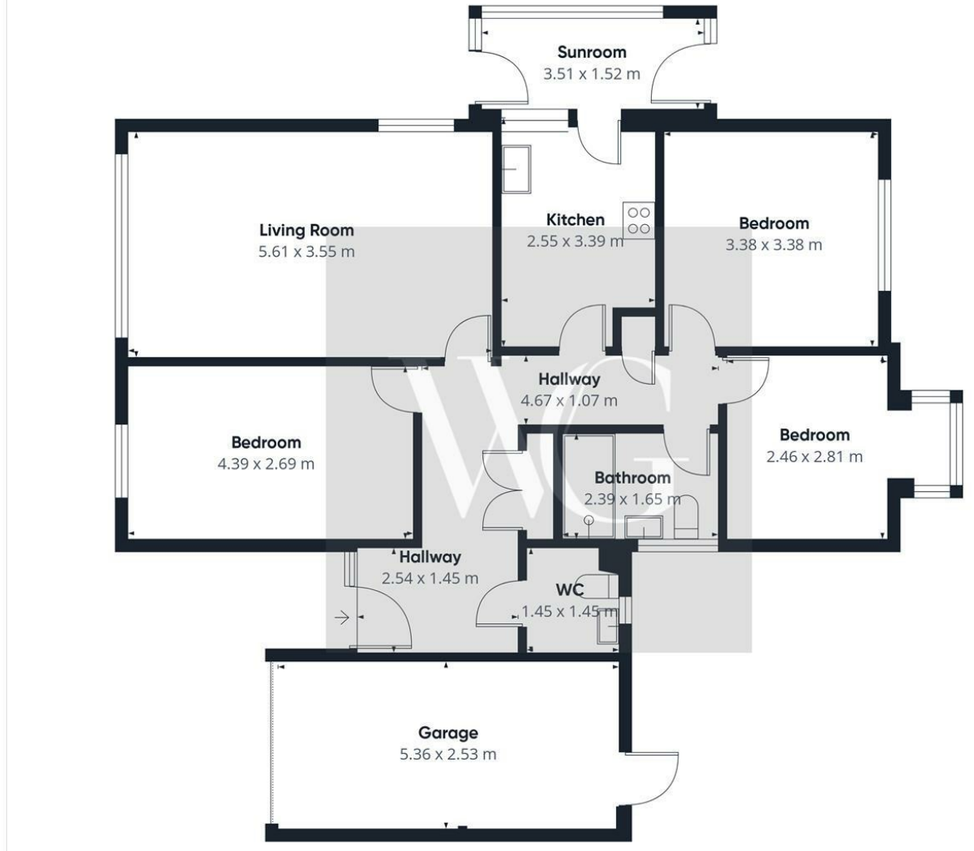
SUNROOM
11'6" x 4'11" (3.51 x 1.52)

GARAGE
17'7" x 8'3" (5.36 x 2.53)

EPC RATING D

COUNCIL TAX BAND E





Approximate total area(1)
99.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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