



\*\* PROFESSIONAL VIRTUAL TOUR AVAILABLE \*\* \*\* PICTURESQUE VILLAGE LOCATION \*\* \*\* ORANGERY EXTENSION with LANTERN GLASS ROOF \*\*  
\*\* LUXURY KITCHEN \*\* \*\* QUIET CUL DE SAC \*\* \*\* LOVELY CORNER PLOT \*\*  
\*\* STUNNING BOTH INSIDE and OUT \*\*

We anticipate demand to be high for this generous, luxurious two bedroom, two reception detached bungalow with orangery extension and double garage.

The home has been significantly improved by the present owners with little regard for cost. A stunning kitchen featuring modern units, integrated appliances, granite work surfaces and a generous Velux window being thoughtfully installed flooding the room with natural light. Re-plastering has been carried out, a comprehensive alarm installed and sumptuous interior design throughout. The orangery/garden room is a fabulous addition to the bungalow, extremely versatile with under floor heating, lantern style skylight and five panel bi-folding doors, perfect for al-fresco dining.

Externally there are flowering borders and a re-surfaced driveway gives a fabulous first impression, leading to a beautifully tended rear garden and further side garden which has a sense of privacy which is so often sought but, not often found.

This is a wonderfully welcoming and impressive detached bungalow which will certainly suit the needs of a variety of buyers.

Located in this highly sought after village where one can walk for miles and enjoy scenic beauty or simply relax and unwind in the delightful garden. Ingleby Arncliffe is a village in the Hambleton district of North Yorkshire where properties are considered in high demand and we anticipate this to be no exception.

**Cooks Close, Northallerton, DL6 3NW**

**2 Bedroom - Bungalow - Detached**

**Asking Price £450,000**

**EPC Rating: E**

**Tenure: Freehold**

**Council Tax Band: E**

**ROBINSONS**  
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## Cooks Close, Northallerton, DL6 3NW

In brief the accommodation comprises of a useful entrance vestibule via a composite front door through to the hallway giving a good first impression, Karndean flooring, a column radiator and hatch allowing access to the part boarded loft. The principal reception room is located to the front of the bungalow with no less than four windows, flooding the room with natural light, column radiator and a delightful open fire with traditional fireplace, ideal for those cosy nights in. An extremely impressive modern kitchen with beautifully appointed wall and base units, granite work surfaces incorporating a stainless steel sink unit with mixer tap, induction ceramic hob with chrome chimney style cooker hood, electric oven, integrated fridge/freezer, dishwasher, microwave and wine cooler. A skylight has been installed for natural light and there is access to a fabulous orangery which will not fail to impress making it a light filled room, ideal for entertaining family and friends with multiple windows including fitted shutters, under floor heating, a lantern skylight and five panel bi-folding doors, perfect for those warmer months.

Two double bedrooms, both with built-in wardrobes and in excellent decorative order, vertical radiators and the second bedroom with French doors leading to the garden. To complete the accommodation is a luxurious bathroom with a lovely deep bath, double walk-in shower, wash hand basin, w.c., inset lighting and linen cupboard.

Externally the bungalow commands a fabulous corner site on this choice, quiet cul de sac with a well tended open lawned garden to the front with flowering borders. A re-surfaced block paved driveway leading to the double garage with electric roller door, lighting and power and a refitted Worcester Bosch boiler. There is pedestrian side access to the extremely well cared for and maintained rear garden, perfect to relax and unwind having been laid to lawn with flowering borders and multiple power sockets. A private garden to the side with a delightful decked area. There is also a larger than average shed which allows secure storage.

Please Note: Council tax band E (Hambleton Council). Freehold basis.

### ENTRANCE VESTIBULE

### HALLWAY

### LOUNGE

18'2" x 17'3" (5.55m x 5.26m)

### KITCHEN

13'5" x 13'9" (4.09m x 4.21m)

### ORANGERY

16'10" x 12'9" (5.15m x 3.90m)

### BEDROOM

10'5" x 12'0" (3.19m x 3.66m)



# Cooks Close, Northallerton, DL6 3NW

## BEDROOM

10'5" x 11'6" (3.19m x 3.53m)

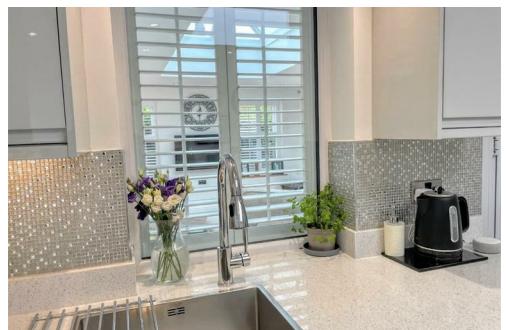
## BATHROOM/W.C.

## FRONT EXTERNAL

## GARDEN

## DOUBLE GARAGE

15'4" x 18'11" (4.69m x 5.77m)

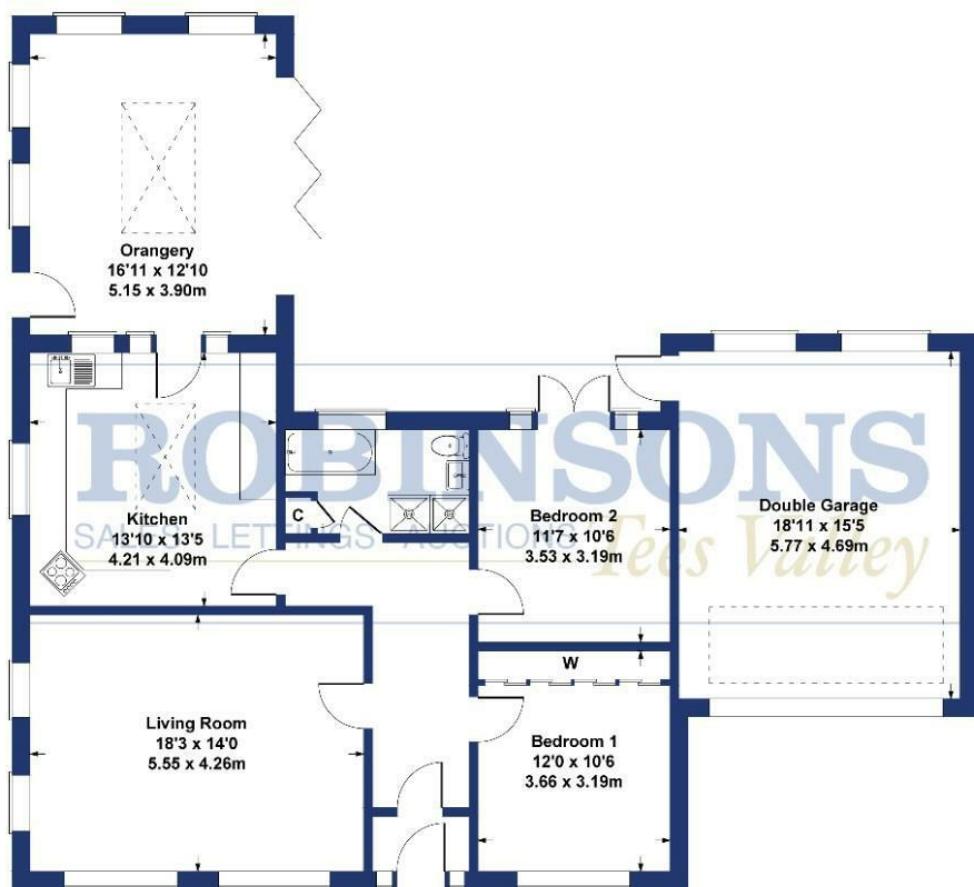


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

# Cooks Close

Approximate Gross Internal Area

1432 sq ft - 133 sq m



## GROUND FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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