

Newton Road
Great Ayton, TS9 6EA

£349,950

Energy Rating : C



Newton Road

Description

Thought to date back to the 1800's, Newton House is a superb Four Double Bedroom House offering flexible and spacious living accommodation (extending to 2,341 square feet) with a loft conversion which lends itself to wealth of possibilities from office or storage space, playroom or hobbies room - the choice would be yours. This characterful family home is located in the picturesque village of Great Ayton and offers convenient access to a range of restaurants, highly rated primary schools, pubs and tea rooms, individual shops, village greens, a river bank and lovely country paths ideal for cyclists and walkers. Notable features include gas central heating, uPVC double glazing, a ground floor cloakroom/w.c., study/office, a welcoming lounge which opens to a smart semi-open plan dining kitchen with an island, hob and two built-in ovens, a lovely garden room, two en-suite bedrooms and a family bathroom with a separate shower that serves the remaining two bedrooms. Outside there is a driveway (accessed through the archway to the left hand side of the house) that is encompassed within the boundary line (please note neighbours do have rights of way) and this leads to a gated, private and sunny rear garden with a summerhouse, multiple seating areas and a shed with electrics. This really is a property that only truly reveals itself upon inspection so please contact us to arrange your viewing on 01287 630733.

Accommodation

Hallway 13' 9" x 7' 7" (4.2m x 2.3m)

Upvc double glazed entrance door, coved ceiling and a radiator.

Cloakroom/WC

White low flush wc, wash hand basin and a chrome effect heated towel radiator.

Office 12' 2" x 10' 2" (3.7m x 3.1m)

Upvc double glazed window and radiator.

Utility Room 8' 10" x 6' 9" (2.7m x 2.05m)

Range of wall and base cupboards with cupboards, drawers and wood effect worktops. Inset stainless steel drainer and unit with a mixer tap, plumbing for a washing machine and a coved ceiling.

Lounge 28' 10" x 11' 6" (8.8m x 3.5m)

Upvc double glazed window, radiator, wood fire surround with space for a stove styled fire. Coved ceiling.

Semi-Open Plan Kitchen 13' 2" x 12' 8" (4.01m x 3.86m)

Range of high gloss wall and base units with cupboards, drawers and solid wood worktops. Breakfast bar, white porcelain one and a half sink with a mixer tap. Built in four ring electric hob, two built in fan assisted electric ovens, tiled splash backs and surrounds and a double width extractor hood over. Space for an American style fridge freezer, coved ceiling and a cupboard which houses the wall mounted gas combination boiler. Upvc double glazed double opening doors out to the private rear garden. Opens to the dining area.

Dining Area 12' 4" x 13' 3" (3.77m x 4.05m)

Coved ceiling and radiator. This area in turn opens to the lounge.

Garden Room 13' 5" x 12' 4" (4.08m x 3.77m)

Accessed from double doors from the kitchen. Side aspect upvc double glazed window and rear double opening doors to the garden. Radiator and coved ceiling.

First Floor

Landing

Two radiators, upvc double glazed window and a storage cupboard with a light.

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Principle Bedroom 13' 6" x 10' 0" (4.11m x 3.05m)

Upvc double glazed window, radiator, coved ceiling and a walk in closet.

En-Suite

White low flush wc and pedestal wash hand basin. Quad style shower enclosure with an electric shower, part tiled walls, extractor unit and a chrome effect heated towel radiator.

Bedroom 2 13' 1" x 9' 11" (3.99m x 3.02m)

Upvc double glazed window, radiator and coved ceiling.

Bedroom 3 13' 1" x 12' 1" (3.98m x 3.68m)

Upvc double glazed window, radiator and coved ceiling.

En-Suite

White two piece suite comprising of a low flush wc and pedestal wash hand basin. Part tiled walls, full length shower enclosure with a mixer shower, extractor unit and a chrome effect heated towel radiator.

Bedroom 4 15' 5" x 9' 10" (4.7m x 3m)

Hill views from the upvc double glazed window and radiator.

House Bathroom 9' 6" x 9' 0" (2.9m x 2.75m)

White low flush wc, pedestal wash hand basin and a deep tub bath with side taps and a shower attachment. Separate shower enclosure with an electric shower, upvc double glazed window, part tiled walls and an extractor unit.

Second Floor

Loft Conversion 16' 2" x 11' 6" (4.93m x 3.5m)

Double glazed circular picture window which is a lovely focal point of the room. Door to a walk in loft space, sloping roof with exposed beams and this space offers a wealth of opportunities and the choice of use would be yours.

Externally

Parking

Street parking to the front.

Driveway

To the left of the property there is an opening to the driveway which is encompassed within the boundary lines of no 46 Newton Road but please note that neighbours do have rights of way. This driveway leads to a gated private and sunny rear garden.

Rear Garden

The driveway leads to a gated, private and sunny rear garden which has been well designed to provide a easy care option and is a lovely area to enjoy. The garden incorporates patio areas with multiple seating spaces, pergola and a cold water tap. Two sheds one of which has electrics and a summer house which also is adaptable for use. Please note if the summer house was dismantled there would be space beyond the gates to provide off road parking.

Council Tax Band

Council tax band:- D

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

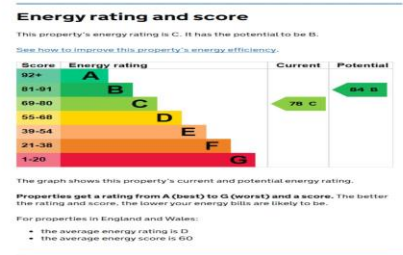
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Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.