



**37 Brook Lane**  
Whitby, YO21 2LD

**£400,000**

**Energy Rating :**



# 37 Brook Lane

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## Description

**\*\* ESCAPE to the COUNTRY \*\*** Burrowed in the pastoral splendour of the North Yorkshire countryside is this superb larger-style 3 bedroom detached bungalow! Boasting a floor plan that effortlessly flows throughout offering the enviable combination of cozy living spaces and space for entertaining, this charming property surprises with practicality & style! All topped off with the most beautiful garden that affords complete privacy. Step into tranquillity and simplicity in a home that is a testament to practical living combined with undeniable charm! The property benefits from oil central heating and uPVC double glazing, elegantly comprising; entrance lobby, L-shape reception hall, spacious living room, dining room, open plan fitted kitchen/breakfast area and hardwood conservatory. Three well-sized bedrooms and family bathroom/WC. Externally; driveway, double garage & stunning wrap around gardens which afford complete privacy.

## Accommodation

### Entrance Lobby

Composite entrance door to the front with adjacent glazed surround. Inner door to the hallway.

### L Shaped Reception Hall

Solid wood inner door, single radiator and a useful storage cupboard. Independent access to all rooms and to the loft space.

### Living Room 16' 7" x 14' 1" (5.05m x 4.29m)

Upvc double glazed window to the front offering stunning and unrivaled views. Double radiator, recessed log burning stove with decorative surround and decorative ceiling coving. Double doors to the dining room.

### Dining Room 13' 7" x 8' 6" (4.14m x 2.59m)

Upvc double glazed patio doors to the rear, double radiator, stylish laminate flooring and decorative ceiling coving. Opening to the kitchen.

### Fitted Kitchen/Breakfast Area 10' 9" x 15' 9" (3.27m x 4.80m)

Range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit, plumbing for a washing machine and space for an upright fridge freezer. Built in electric oven with hob and cooker hood over. Single radiator, stylish laminate flooring and a upvc double glazed window to the rear.

### Hardwood Conservatory 11' 6" x 8' 6" (3.50m x 2.59m)

Solid wood entrance door to the side giving access to the outhouse. Solid wood double glazed windows to all sides.

### Master Bedroom 15' 9" x 14' 5" (4.80m x 4.39m)

Upvc double glazed window to the rear, single radiator, fitted wardrobes and decorative ceiling coving.

### Bedroom 2 11' 10" x 9' 9" (3.60m x 2.97m)

Upvc double glazed window to the front, single radiator and fitted wardrobes.

### Bedroom 3 8' 8" x 8' 5" (2.64m x 2.56m)

Upvc double glazed window to the front, single radiator and fitted wardrobes.

### Family Bathroom 12' 3" x 8' 2" (3.73m x 2.49m)

White suite comprising of a shower cubicle, panel bath, pedestal wash hand basin, push button wc, chrome towel radiator, double radiator, stylish LVT flooring, tiled walls and a upvc double glazed window to the rear.

## Externally

### Driveway

Sweeping driveway offering ample off street parking and leading to the double attached garage.

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### **Double Attached Garage**

Two electric roller doors, upvc double glazed window to the side, two upvc double glazed windows to the rear, power/light and a rear courtesy door that gives access to a sheltered out house.

### **Sheltered Outhouse**

Space for an extra fridge and freezer. Power/light, gives access to the conservatory and a solid wood access door to the side which gives an effortless connection to the rear garden.

### **Gardens**

The front garden sites behind an attractive dwarf timber fence and stone wall. Is mainly laid to lawn with attractive pebbled borders and a concrete footpath. The rear garden enjoys a fantastic degree of privacy and offers unrivalled 360 degree views of the surrounding countryside. Being mainly laid to a mature lawn with concrete patio and footpaths. Further boasting a greenhouse, vegetable patch, shed, log store area and oil storage unit.

### **Council Tax Band**

Council tax band:- E

### **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

### **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**

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**Viewing Arrangements**

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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.