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Ashlea, Hambleton Court
Great Smeaton, Northallerton, DL6 2HR
Price £575,000

House - Detached
5 Bedroom/s
3 Bathroom/s

An exceptional refurbished and extended five bedroomed detached family home featuring a superb large open plan contemporary kitchen with island and breakfast / dining area together with bi folding doors providing plenty of light and leading to the rear garden. The property benefits from oil fired central heating and double glazing. The accommodation includes a spacious reception hall, cloak room / wc, living room with double doors opening to the family room. The stunning open plan kitchen / dining room provides modern living space with under floor heating and tilted flooring matching the patio together with an out look over the rear garden and views beyond. There is a utility room with access to the integral double garage (currently used as a gym) with remote door. From the large landing, bedroom one and two both have luxury en suites, bedrooms three and four are both double rooms with fitted wardrobes and bedroom five is also a good sized room. The family bathroom is fitted with a white suite with roll top bath and separate shower cubical. Externally there is a double drive way providing off street parking and access to the garage. There is a large mature rear garden and patio. The property is situated within a cul de sac location. The village of Great Smeaton is on the A167 and provides a Public House, Church and Primary School. Richmond, Northallerton, Yarm and Darlington are all within a short driving distance.





- Extended and refurbished to provide stunning open plan modern living accommodation
- Stunning open plan kitchen with Island and bifolding doors to the rear patio and garden
- Good sized drive way providing plenty of off street parking and access to the double garage
- Large utility room with door to the rear garden and access to the garage
- Five bedroomed detached family home with two luxury en suites and a family bathroom
- Spacious living room with double doors opening to the family room
- Oil fired central heating and Upvc double glazing
- Large mature south west facing rear gardens

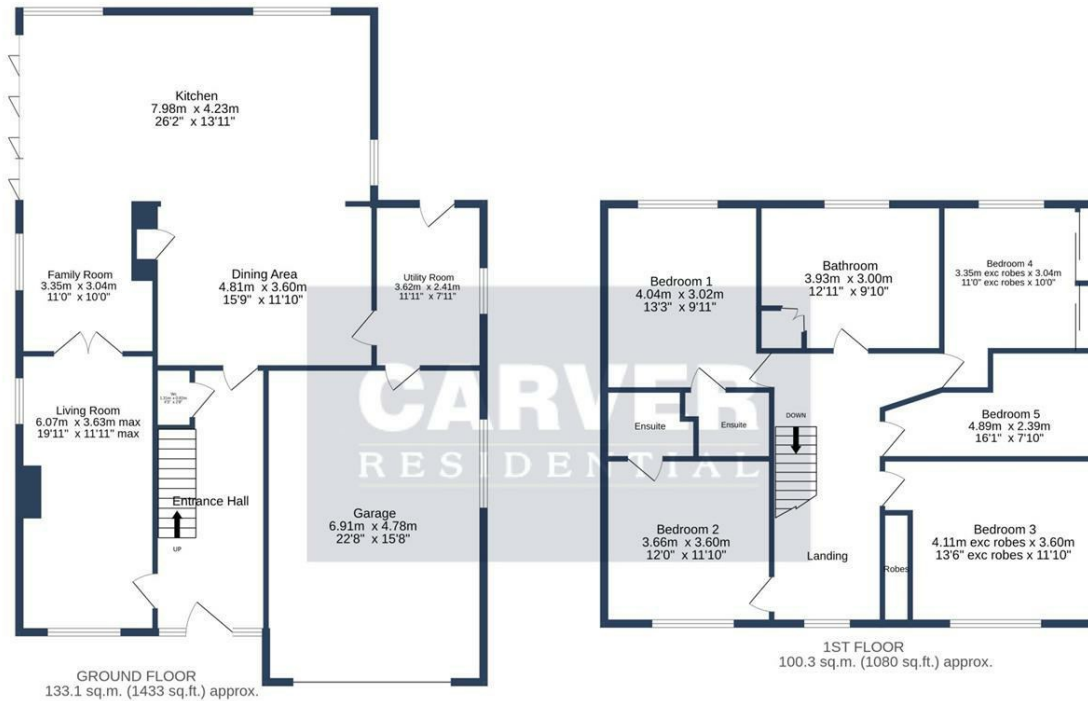
GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

Double glazing.

Local Authority: North Yorkshire Band F



HAMBLETON COURT, GREAT SMEATON. DL6 2HR.

TOTAL FLOOR AREA : 233.4 sq.m. (2513 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
England & Wales		EU Directive 2002/91/EC	

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