

SCOTTON GARDENS

SCOTTON

LOVE PROPERTY.

LOVE THE JOURNEY



Welcome home...

Whilst you are nicely away from the hustle and bustle of the Garrison, you are still within easy reach of shops, schools, and activities. On weekends head towards the North Yorkshire Dales where you can enjoy a day out walking and taking in the beautiful sights, found just minutes away from your doorstep.

Arriving at home, you can pull straight up into your allocated parking space and take a short stroll to your front lawn garden and up to your front door. Inside hang up your coats and take off your shoes in the entrance hallway and tuck them under the stairs, which would suit a nifty boot room.

Head straight into your living room where a lovely light and open space can be enjoyed both day and night. In here your comfy sofa sits nicely so you can enjoy quiet nights in, in front of your favourite series.

When you're feeling peckish head through the door which takes you into your dining area and into the kitchen. The stylish cabinets make for a great place to tuck all your cooking equipment away and the integrated oven and induction hob are ideal for space saving.

Once dinner is ready, everyone can take their spot in the dining table and get ready to tuck in, a great setting for cheer, laughter and exchanging stories. There are double doors out to the back garden so warmer days can be enjoyed inside or out, ideal when hosting summer BBQ's.





Time for bed...

As the day closes, you can head upstairs ready to retire for the evening. The main bedroom is at the front of the property with a large window where you can enjoy getting ready in the natural morning light at your dresser. Bedroom two is at the rear of the house, a good double sized room perfect size for a teenager, two younger children sharing or a guest room. Having a third bedroom gives you the option to use the space as you wish. Perhaps you utilise this as a home office area if the additional bedroom is not essential?

The four-piece suite bathroom is the final part of the first floor can enjoy a relaxing soak after a long day or freshen up in the separate shower cubicle.



Outside...

Your garden is a lovely spot where both the summer and winter sun can be enjoyed. Pop out a table and chairs on the decking and plant some of your favourite flowers to throw in some bursts of colour. This is the perfect place for peace, quiet and a good book. The back garden connects to the front, with a large side patio, which makes bringing gardening tools, furniture and more from one side of the house to the other a breeze.



Further Information

POSTCODE: DL9 4HU
TENURE: Freehold
COUNCIL TAX BAND: a
EPC RATING: E
CENTRAL HEATING: ELECTRIC
ELECTRICITY SUPPLY: MAINS
WATER SUPPLY: MAINS
SEWERAGE: MAINS



Mobile signal:

Most providers cover this area internally and externally

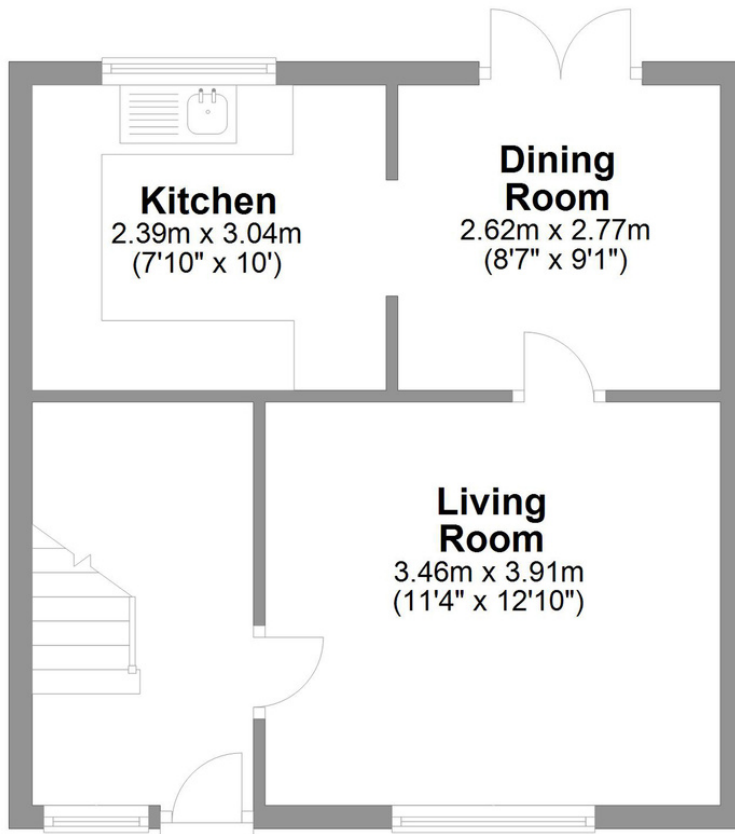


Broadband type:

Superfast broadband is available here

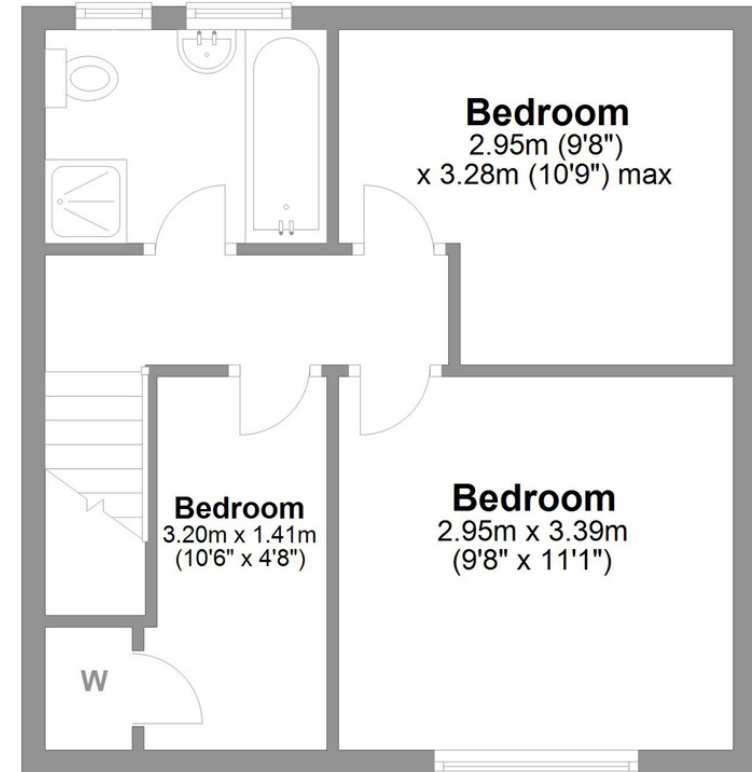
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Total area: approx. 71.3 sq. metres (767.8 sq. feet)



Ground Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.2 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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