



1 THE PARKLANDS, SCRUTON
NORTHALLERTON, DL7 0QT



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Scruton, Northallerton, DL7 0QT

Set on a generous corner plot, this beautifully maintained bungalow offers spacious and versatile accommodation with light-filled living areas and thoughtfully landscaped gardens. The property features a welcoming sitting room with a wood-burning stove, a modern kitchen, and three well-proportioned bedrooms, including a principal suite with fitted wardrobes and en suite. The second bedroom opens to the garden, offering an ideal home office or guest space, while the modern family bathroom completes the interior. Outside, the mature gardens provide a peaceful setting with lawned areas, a sun terrace, and a large timber outbuilding currently used as a home office workshop and garden room. A wide driveway and attached garage with boarded roof storage, access via a timber fold down loft ladder, and half plaster boarded and insulated walls and insulated ceiling add practicality to this charming and well-presented home.

- Sought after location within easy reach of the A1
- 3 bedrooms, 2 bathrooms
- Large corner plot
- Timber outbuilding with garden room & workshop
- EPC Rating D

GET IN TOUCH

youngsrps, 80-81 High Street, Northallerton, DL7 8EG

01609 773004

northallerton@youngsrps.com





DESCRIPTION

A part-glazed entrance door opens into a welcoming vestibule with a built-in storage cupboard, leading through to a spacious sitting room. A large front window floods the room with natural light, while an oak fireplace with wood-burning stove creates a warm and inviting focal point. An open archway connects the sitting room to the dining area, which enjoys a pleasant side aspect.

The modern kitchen, updated in recent years, is fitted with a range of sleek white units and includes a built-in eye-level electric oven, halogen hob, and extractor hood. A practical walk-in cloaks and utility cupboard provides plumbing for a washing machine, space for a tumble dryer, and additional storage. A rear porch offers convenient external access.

To the rear of the property, an inner hallway with a shelved airing cupboard leads to three bedrooms. The principal bedroom features glass-fronted fitted wardrobes and a well-appointed en suite shower room with electric shower, modern fittings, and a shelved storage alcove. The second bedroom, currently used as a home office, benefits from engineered oak flooring and French doors opening onto the rear garden, creating a versatile and light-filled space. The third bedroom also includes a built-in wardrobe. A family bathroom completes the accommodation, fitted with a contemporary white suite comprising a bath with mains shower over, low-flush WC, and vanity basin with storage below.

Occupying a generous corner plot, the property enjoys gardens to all four sides, enclosed by mature hedging and brick walling. A wide driveway provides off-street parking for several vehicles and leads to an attached single garage with up-and-over door, rear window, and useful boarded roof storage accessed via a pull-down ladder.

The rear garden is a particular highlight — beautifully landscaped with a central lawn, paved sun terrace, colourful flower borders, and a variety of specimen trees and shrubs. A mature beech hedge forms an attractive arbour, offering a tranquil spot to relax. There is also a large timber outbuilding, currently used as a workshop, garden store, and garden room — perfect for hobbies, storage, or alfresco entertaining.







LOCATION

Scruton is a delightful and highly regarded village situated just a few miles west of Northallerton, surrounded by beautiful North Yorkshire countryside. Known for its strong sense of community and rural charm, the village offers a peaceful yet well-connected lifestyle, with easy access to nearby market towns, rail links, and major road networks. At its heart lies a traditional village green, historic church, and popular pub — The Coore Arms — all contributing to its welcoming atmosphere. Scenic walking and cycling routes can be enjoyed from the doorstep, making Scruton ideal for those who appreciate village life and the great outdoors, while still being within easy reach of local amenities and schools in Northallerton.

TENURE

The property is Freehold.

SERVICES

Oil central heating, mains electric, water & drainage. New Oil Central Heating boiler installed in July 2024.

CHARGES

North Yorkshire Council Tax Band E.

VIEWINGS

By appointment with the Agents. Please call 01609 773004.

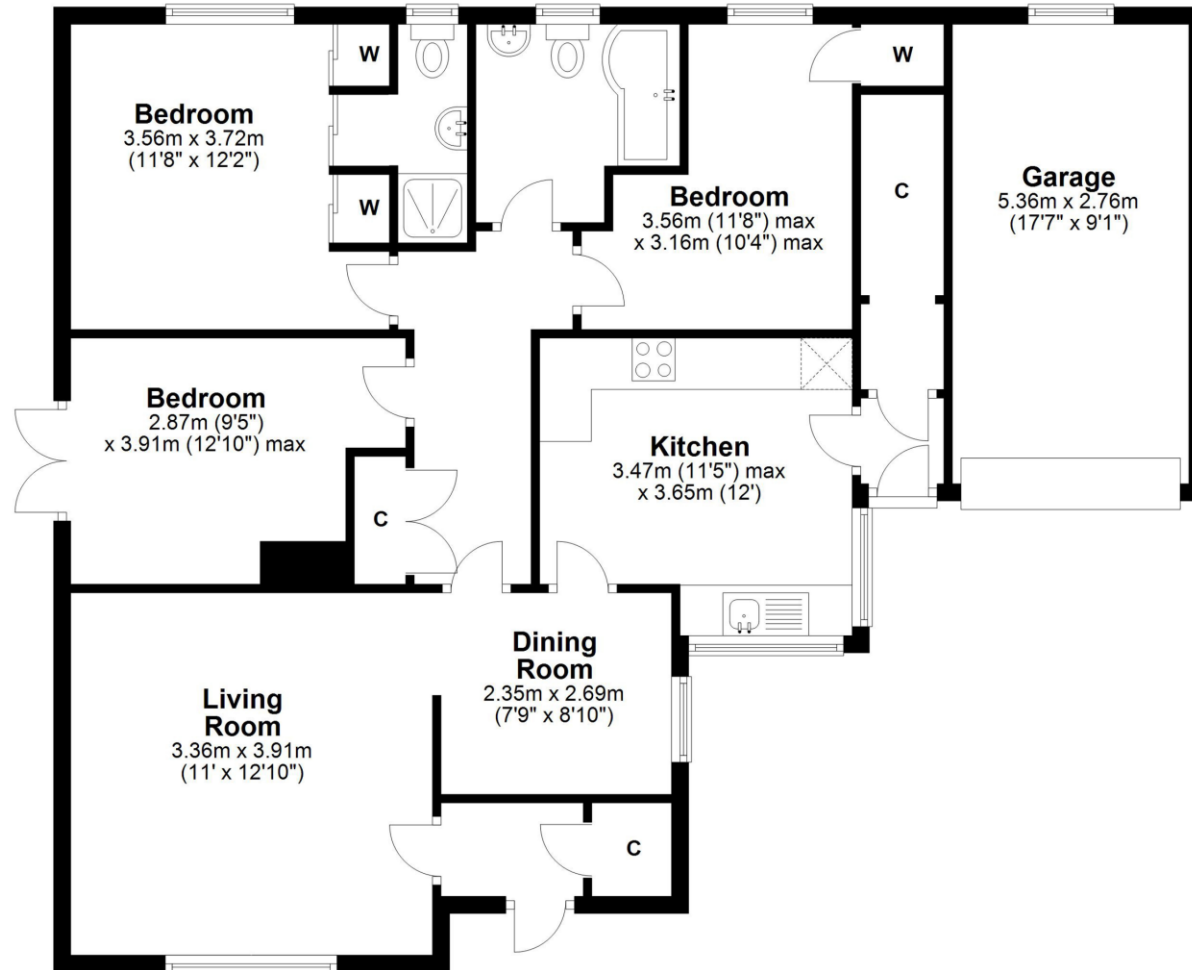
AGENT'S NOTES

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



The Parklands Scruton

Total area: approx. 108.4 sq. metres (1167.2 sq. feet)



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