



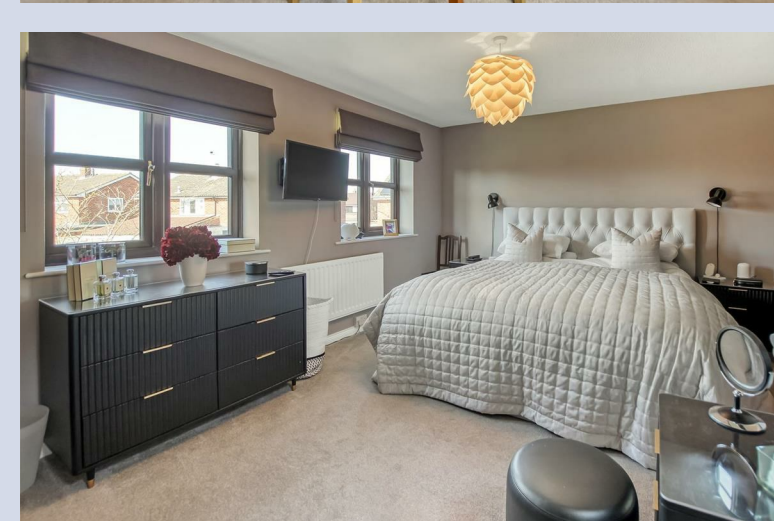
**CARVER**  
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St. Georges Grove  
Northallerton, DL7 8YH

**Offers in the region of £535,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

A beautifully presented and refurbished four bedroomed detached family home together with front and rear gardens and detached double garage. The property benefits from gas fired central heating and double glazing and the well laid out accommodation includes an entrance lobby, spacious reception hall with cloaks room and under stairs storage. There is a spacious living room with family area opening out to the rear garden. The superb kitchen / breakfast room is fitted with an excellent range of wall and base units with hidden power sockets together with quartz work tops and Island. Integrated appliances include double ovens, hob, extractor and dishwasher together with a concealed bin cupboard. A bar area and ceiling speakers make it a great entertaining area. The breakfast area leads to the garden room and a large dining room is off the kitchen. There is also a useful utility room. To the first floor, the master bedroom has built in wardrobes and an ensuite shower room. There are three further good sized bedrooms and a family bathroom. The first floor study / dressing room is a excellent added extra. A driveway provides off street parking and access to the double garage with remote twin doors. The rear garden has a patio area and is mainly laid to lawn.





- Beautifully presented four bedroomed detached family home with detached double garage
- Re designed and refurbished to a high specification
- Lovely open plan kitchen / breakfast area leading to a garden room and separate dining room
- Spacious living room with family area opening to the rear garden
- Master bedroom with built in wardrobes and en suite shower room
- Three further good sized bedrooms with built in / fitted wardrobes
- Family bathroom fitted with a white suite
- First floor study / office / dressing room
- Driveway providing off street parking for several cars and access to the double garage
- Rear garden with patio and lawn

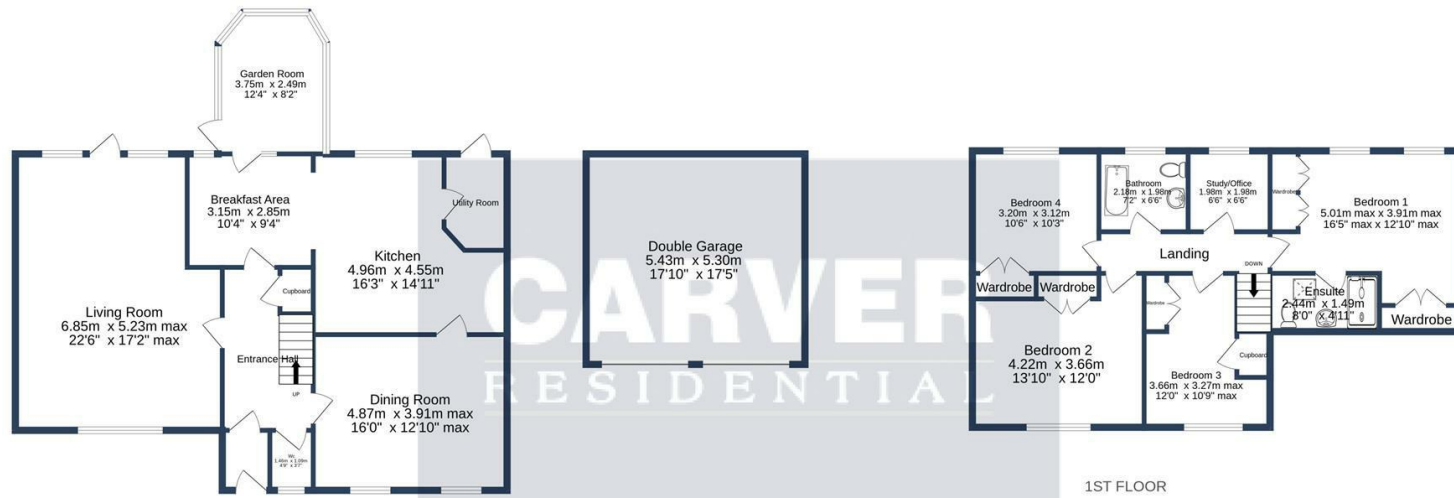
**GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing.

Local Authority: North Yorkshire Band F



GROUND FLOOR

1ST FLOOR

ST GEORGES GROVE, NORTHALLERTON. DL6 8YH.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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