



2 LOWCROSS DRIVE  
Great Broughton



**GSC GRAYS**

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## 2 LOWCROSS DRIVE

Great Broughton, North Yorkshire, TS9 7EB

A substantial, detached bungalow with double garage, located in a prime residential cul de sac in the village of Great Broughton. Presented to a high standard throughout with high-quality fixtures and fittings, the bungalow enjoys views towards the Cleveland Hills.

The accommodation includes three double bedrooms, a modern wet room and a large living room with dual-aspect windows and an open-plan dining area. The modern kitchen also enjoys the views and there is a separate utility room with external door to the side garden.

With gardens on all sides and two summerhouses, there is always somewhere to relax in the sun or shade.



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## Situation and Amenities

Great Broughton is a much sought-after North Yorkshire village, which lies at the foot of the Cleveland Hills and is particularly popular with walkers. The area enjoys many stunning views and benefits from a sports club, primary school, the Wainstones Hotel, the Bay Horse Pub and the Jet Miners Pub (all serving food).

Stokesley 2.5 miles, Northallerton 17 miles, Middlesbrough 11 miles, Darlington 25.5 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.







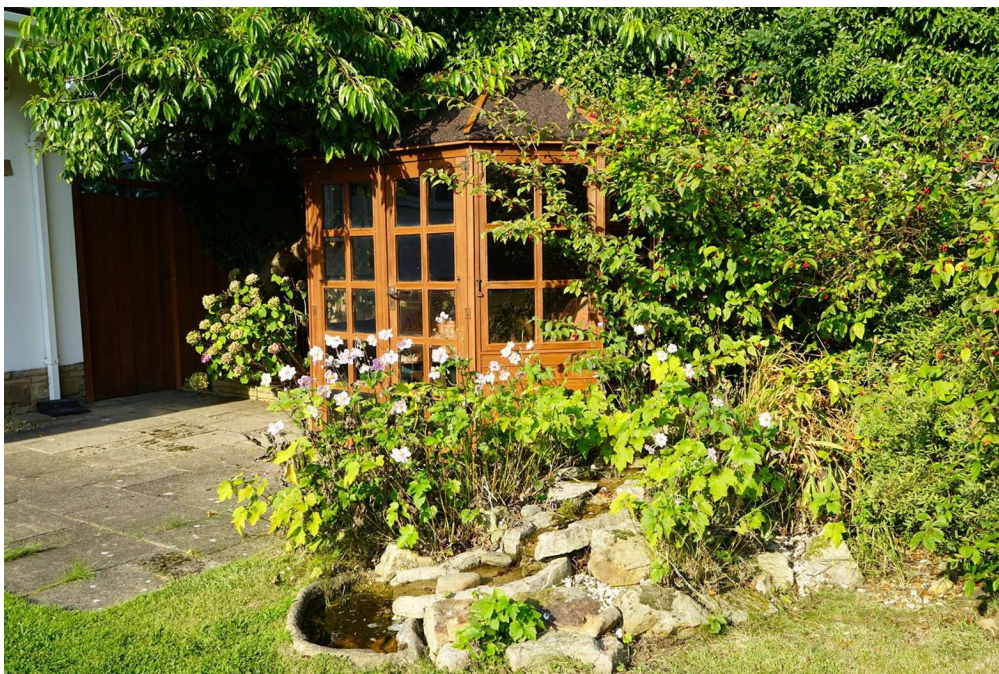
### Accommodation

The main front door leads into a glazed porch, with further glass doors opening into the spacious and light-filled reception hall. The large, dual aspect living room benefits from windows overlooking the gardens and has a central fireplace, perfect for cosy evenings. The dining room is open-plan to the living room and has glass doors through to the kitchen: another feature which brings in plenty of natural light.

Enjoying views over the front garden towards the hills, the modern kitchen is of high-quality specification by Treske. A door from here leads through to the inner hallway, which provides access to the front garden, a handy w.c and the utility room. This is an ideal space for all the essentials, with further doors to the rear garden and double garage.

The bedroom accommodation is neatly positioned on the other side of the bungalow and consists of three good-sized rooms, two of which benefitting from high-quality sycamore wardrobes. The family shower room has been recently fitted as a modern wet room.





## Externally

There are well-maintained gardens to all four sides of the bungalow, providing plenty of options for enjoying the sun or shade whatever the time of day. A neatly positioned summerhouse is the perfect place to sit and read a good book or watch the water feature flowing. There is another timber summerhouse and seating area at the rear, at which to enjoy a morning coffee.

Access to the bungalow is via the driveway leading up to the double garage with electric door and two large windows, continuing the theme of natural lighting.

## Agent's Note

The two neighbouring properties have a right of way over the end of the drive, which is owned by the property.

## Viewings

Strictly by appointment with GSC Grays of Stokesley. Telephone: 01642 710742.

## Tenure

The property is believed to be offered freehold with vacant possession on completion.

## Local Authority

Hambleton District Council. Telephone: 01609 779 977. Council tax band F.

## Particulars and Photographs

Particulars prepared April 2023.

Photographs taken April 2023.

## 2 Lowcross Drive Great Broughton TS9 7EB

Approximate Gross Internal Area  
1593 sq ft - 148 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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>		<b>73</b>
(55-68) <b>D</b>	<b>53</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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