



28 DOCTORS LANE  
Hutton Rudby, Yarm



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 28 DOCTORS LANE

Yarm, North Yorkshire, TS15 0EQ

Situated in the popular village of Hutton Rudby this flexible three or four bedroom detached home is located in the always-popular Doctors Lane in the heart of the village. Immaculately presented throughout and offering versatile accommodation including bathrooms to both the ground and first floor with a wonderful garden room, living room, dining room and a study/bedroom as well as a gym and sauna and three first-floor bedrooms. The Master bedroom suite enjoys a luxurious dressing room and a balcony to sit and enjoy the views. Outside there is a substantial gated block paved driveway with access through to the carport and the gardens to the rear have been landscaped to provide a low-maintenance garden with plenty of seating and entertaining areas.



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## Situation and Amenities

With a wide tree-lined green, this picturesque North Yorkshire village offers a Spar shop with post office and petrol station, a hairdresser and three inns, two serving food. In addition, there is a doctor's surgery, primary school and two churches. Leisure amenities include a gardening club, tennis, cricket, bowls and a village hall with badminton club. There are also bridle paths and walks over the countryside.

Stokesley 4 miles, Northallerton 12.7 miles, Yarm 6.3 miles, Middlesbrough 12.7 miles, Darlington 15.8 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.







### Ground Floor

The main entrance door leads into a large, spacious hallway which gives access to all of the principal ground floor rooms and a convenient door out to the carport and former garage (now Gym and Sauna) the main hall has the staircase to the first floor.

The large, dual-aspect living room is a comfortable family space and benefits from a central fireplace and opens up into the garden room with bi-fold doors out to the patio. The dining room is a large space with plenty of room and french doors out to the patio creating a super entertaining area. The kitchen is large and conveniently square with room for a kitchen table and looks out to the front of the house. The fourth bedroom or study is located on the ground floor and is complemented by the ground floor bathroom with a bath and separate shower.





## First Floor

The first-floor landing has access to three bedrooms and a shower room. The master bedroom suite has a luxurious feel with a large walk-in wardrobe and has double French doors opening out to the balcony to enjoy the far-reaching views. Additional storage is accessible through the dressing room ideal for all those suitcases and Christmas decorations.

## Externally

To the front of the property, there is a low-maintenance garden area with shrubs and trees and a large block paved driveway with an electric gate to the front creating a secure private parking area. There is a gated driveway to the side, leading up towards the car port alongside the property an area that offers a dry outside space whatever the weather. This leads down to the former garage which has been converted to a gym with a separate sauna. The rear gardens are designed to be low maintenance with a variety of seating and entertaining areas off the back of both the garden room and the dining room as well as further spots to sit and enjoy some downtime. A timber outbuilding is tucked away to provide storage for your garden furniture and a handy small utility area for your washing machine is located and accessed via the carport and a door at the rear of the property.

## Viewings

Strictly by appointment with GSC Grays Telephone: 01642 710742

## Tenure

The property is freehold with vacant possession on completion.

## Local Authority

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

## Particulars and Photographs

Particulars prepared October 2023. Photographs taken October 2023.

# 28 Doctors Lane, Hutton Rudby

Approximate Gross Internal Area  
1679 sq ft - 156 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>77</b>
(55-68) <b>D</b>	<b>67</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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