



31 ANGROVE CLOSE
Great Ayton



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Great Ayton, North Yorkshire, TS9 6LE

An exceptional family residence, designed and modernised to provide stylish, open-plan living. Nestled at the end of a quiet cul-de-sac, with incredible views over the surrounding countryside.

Light Entrance Hall * Open-Plan Kitchen/Family Room *

Neff Appliances * Spacious Living Room

Bi-Fold Doors to the Garden

Ground Floor Shower Room * Five Potential Bedrooms

Family Bathroom and En Suite * Exceptional Finish Throughout

South-Facing Garden * Picture Perfect Views



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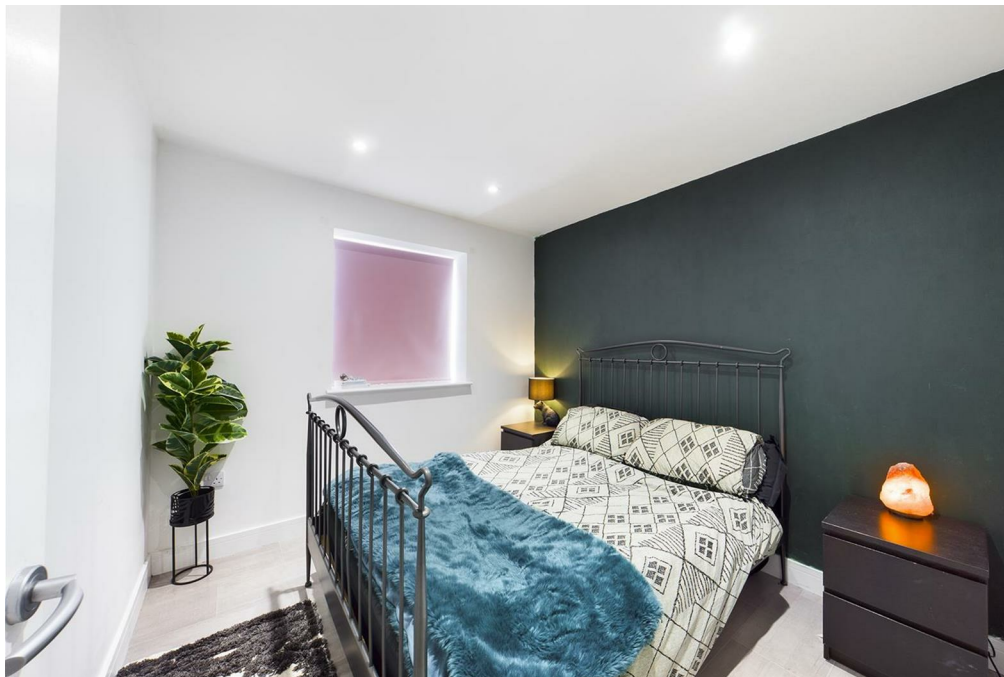


Location and Amenities

Centred on the banks of the River Leven, the picturesque village of Great Ayton has two village greens together with a good mix of shops, tea rooms, Discovery Centre/library, restaurants, cafes and public houses - not forgetting the well-known Suggitt's Ice Cream Parlour. Leisure amenities include tennis courts, a bowling green, bridle paths, cycle tracks, cricket and football pitches. There is also a train station.

Stokesley 2.8 miles, Middlesbrough 8.2 miles, Yarm 13.4 miles, Northallerton 17.8 miles, Darlington 22.8 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.





Description

Situated within the highly desirable village of Great Ayton, this well-proportioned, detached family home is perfectly positioned at the end of a quiet cul-de-sac, with picture-perfect views towards the Cleveland Hills.

Stylish and contemporary, the flexible accommodation offers the potential for five double bedrooms, two of which are located on the ground floor.

The spacious yet manageable south-facing garden is a wonderful space for the whole family to enjoy.



Accommodation

The spacious entrance hall is filled with light emanating through the glass-panelled staircase and provides access to the flexible ground floor accommodation, including the snug / bedroom with adjacent, contemporary shower room.

Step through and into the heart of the home: the incredibly tasteful kitchen, which is fitted with an array of top-quality 'Neff' appliances, crisp white units, sharp grey worktops and impressive central island. Large, bi-fold doors frame a stunning view and allow sunlight to flood in. Beyond this, the large living room also benefits from bi-fold doors and is the perfect place for the family to watch a movie in front of the log-burning stove.

For those who need space to work, there is a study on the ground floor, along with another bedroom.

To the first floor, there are three large bedrooms, all tastefully decorated with modern living in mind. The master bedroom suite includes a stylish bathroom, while the dual aspect windows allow light to fill the space and provide beautiful views of the rolling hills. The family bathroom has a large, walk-in shower and freestanding bath in which to relax and soak up the incredible outlook over the countryside.

Externally

The south-facing rear garden is fenced to all sides with an area of lawn, raised flower beds, shrubs and a timber shed. The perfectly-positioned patio is a lovely spot at which to relax in the sun and enjoy the glorious views over fields and onwards towards the hills.

Tenure

The property is offered freehold with vacant possession on completion.

Local Authority

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

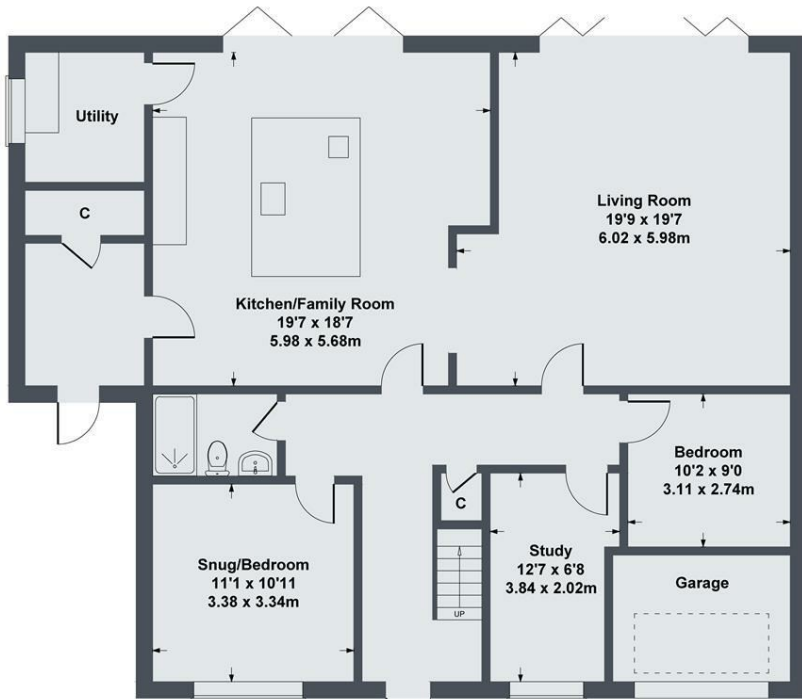
Particulars and Photographs

Particulars prepared August 2022.

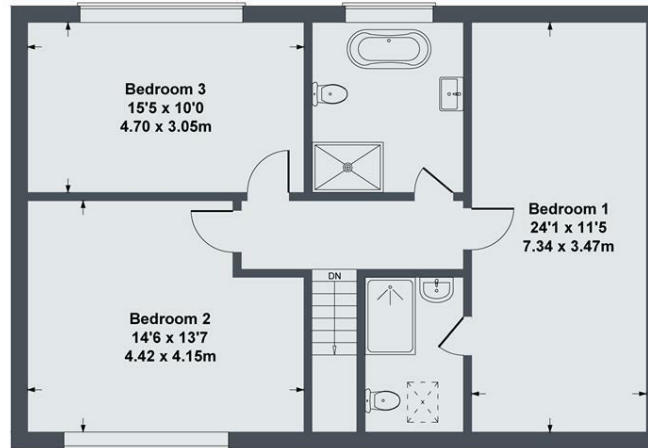
Photographs taken August 2022.

31 Angrove Close, Great Ayton

Approximate Gross Internal Area
2411 sq ft - 224 sq m



GROUND FLOOR



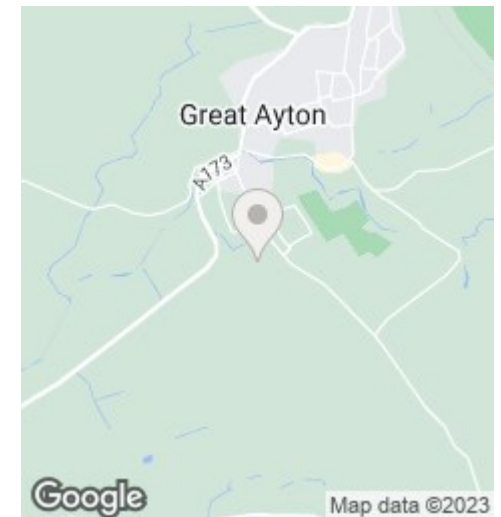
FIRST FLOOR

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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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