



37 ANGROVE CLOSE
Great Ayton



GSC GRAYS

PROPERTY • ESTATES • LAND

37 ANGROVE CLOSE

Great Ayton, North Yorkshire, TS9 6LE

Positioned in an exceptional Great Ayton location on a super corner plot, this dormer-style bungalow offers flexible living with a mix of ground and first floor accommodation.

The property has been modernised throughout to create a wonderful, open-plan living and dining kitchen along with a large ground floor bedroom with bi-folding doors out to the rear gardens.

To the first floor, there are two additional double bedrooms with views towards Roseberry Topping and Captain Cook's Monument. A luxurious ground floor bath and shower room complete the accommodation.

Externally, there are gardens to both the front and rear, including a substantial, insulated timber outbuilding with a variety of uses along with several patio areas.



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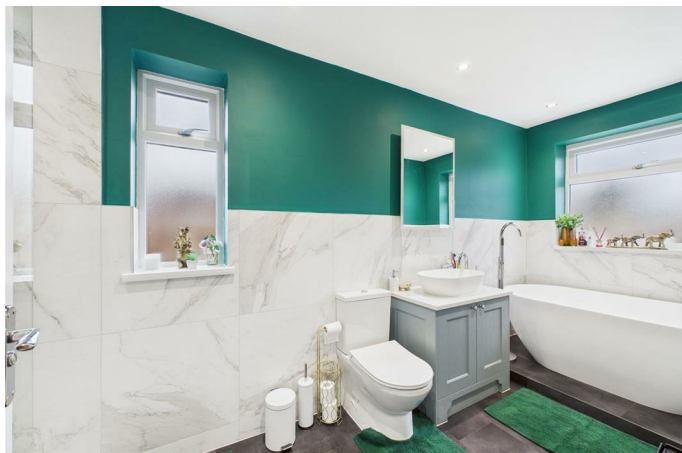


Situation and Amenities

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, Newcastle and Leeds Bradford.





Accommodation

The main front door leads into an entrance porch, where there is a further glazed door into the modern, open-plan living, dining and kitchen area. This space is certainly the heart of the home and has been fitted with a good range of stylish units, three large, vertical radiators and LED lighting, creating a lovely ambience. The huge central island with breakfast bar has built-in storage, a four-ring induction hob and over-counter lighting. Integrated appliances include a built-in, floor-to-ceiling fridge and freezer, slimline wine cooler, washing machine, dishwasher, fitted oven and microwave.

A door from the kitchen leads through to the inner hall where there is a continuation of the modern flooring, a further vertical radiator, stairs up to the first floor and access to the ground floor bedroom and luxury ground floor bathroom, which has a double-ended, free-standing raised bath with shower attachment, fitted vanity sink, mixer tap, low-level w.c, step-in shower cubicle, mood lighting and windows to the rear and side, creating a lovely light space.

The large ground floor bedroom has plenty of room for furniture with a built-in double wardrobe and bi-fold doors opening out to the rear garden.



The first floor landing gives access to two further double bedrooms, both with modern, vertical radiators and windows with shuttered blinds offering outstanding, uninterrupted views of Captain Cook's Monument and Roseberry Topping. The particularly spacious second double bedroom also benefits from sliding wardrobes.

Externally

To the front of the property, there are areas of lawn and a printed concrete pathway leading up to the front door, looping around the side of the house.

To the side, there is a large, well-built utility shed which could easily be used as a home office if desired.

The rear garden is fenced to all sides with an area of lawn and a large, printed concrete patio immediately adjacent to the ground floor bedroom. There is an additional shed and two further patio areas at the far end of the garden.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

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

Local Authority

North Yorkshire Council. Council tax band D.

Particulars and Photographs

Particulars prepared and photographs taken October 2025.

37, Angrove Close Great Ayton, Middlesbrough, Yorkshire, TS9 6LE

Approximate Gross Internal Area
1066 sq ft - 99 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100*
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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