

EASTFIELDS

Great Smeaton, Nr Northallerton

PALLADIAN
HOMES


GSC GRAYS
PROPERTY • ESTATES • LAND

EASTFIELDS

GREAT SMEATON, NORTHALLERTON DL6 2ET

A BESPOKE DEVELOPMENT OF FIVE INDIVIDUAL PROPERTIES BY HIGHLY REGARDED DEVELOPERS PALLADIAN HOMES, BORDERING OPEN COUNTRYSIDE WITH LONG DISTANCE VIEWS, AND SITUATED ON THE EDGE OF A POPULAR VILLAGE BETWEEN NORTHALLERTON AND DARLINGTON

No 3

A spacious 4 bedroom detached house with three bath/shower rooms, two reception rooms and a large open plan living kitchen area. Attached double garage.

No 5

An individual detached 3 bedroom bungalow with contemporary interiors with a spacious sitting room and generous dining kitchen, plus single garage.

ONLY TWO REMAINING (remaining properties already sold)

FOR SALE BY PRIVATE TREATY



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Introduction

York based developers Palladian Homes have an enviable reputation for exacting specification, design flair and particular attention to detail, with the Eastfields scheme being their latest development of 5 individual homes where building and landscaping works are now complete.

Great Smeaton is noted for its individual homes, with the village enjoying a convenient location within commuting distance of Teeside, and its airport, plus East Coast mainline rail connections at Northallerton and Darlington (being 7 miles and 9 miles approx. respectively). The location is between the A1(M) and A19 with both providing good access further afield.

Eastfields is situated on the southern edge of the village, and borders open countryside with enticing long distance views towards the North Yorks Moors. This impressive development comprises three spacious detached houses, two of which are sold, plus two detached bungalows, where one is now sold.

Accommodation

The Carlton – No 3 - Designed with a strong emphasis on space and light, witness above average ceiling heights that give a wonderful proportion to the generously sized living accommodation that extends to some 2720 sq ft (252.7 sq m), plus an attached double garage.

With a demanding specification throughout, the spacious central reception hall creates an immediate feeling of presence with doorways to a formal sitting room and separate snug plus the family oriented L-shaped living kitchen, that also offers direct access to the strategically positioned terracing. The first floor is no less impressive. All four bedrooms are unique in terms of size and ceiling design. The principal and guest bedrooms both have ensuite facilities with the remaining two double bedrooms utilising an extensively fitted house bathroom.





With additional parking to the front, there is attached double garage with electric door. The garden has been specifically designed with a clever two-tier arrangement to benefit from the extensive views to the east over countryside.

The Hornby – No 5 - An impressive detached bungalow that takes full advantage of its position at the southern end of Eastfields, the property benefits from an open aspect on two sides over the surrounding farmland, with long distance views to both the east and south. The property is now completed and ready for immediate occupation.

Enjoying the same design ethos and impressive specification of the adjacent houses, with generously proportioned rooms and above average ceiling heights that are immediately apparent from internal inspection, the property extends to some 1854 sq ft (172 sq m) plus a large single garage. Offering the convenience of single story living, and arranged around a spacious central reception hall, the proportions of the sitting room cannot fail to impress, likewise the dining kitchen that is

extensively equipped as one would expect with a property of this calibre. There are three double bedrooms and two bath/shower rooms (one en suite) with the overall design offering flexibility of use. Externally there is ample parking space with a gravel driveway for 2/3 vehicles in addition to a good sized single garage with electric door. The gardens are laid to lawn, bordering open countryside to the south and east with appealing open views as a result.

Specification

A detailed specification for each property is available on request. Internal images in this brochure have been digitally created for marketing purposes.

Tenure

Each property is offered freehold with vacant possession.

Local Authority & Council Tax

North Yorkshire Council. Tax bands yet to be assessed.

Energy Performance Certificates

The rating of both properties is B.

Services

Each property is offered with mains water, electricity and drainage with energy efficient air source heating (underfloor to ground floor) and high-performance double glazing.

Easements & Rights of Way

Each property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

what3words

///relegate.snares.dictation (roadway entrance)

Viewing Arrangements

Strict by appointment through selling agents, GSC Grays -
T: 01423 590500 | E: tajw@gscgrays.co.uk

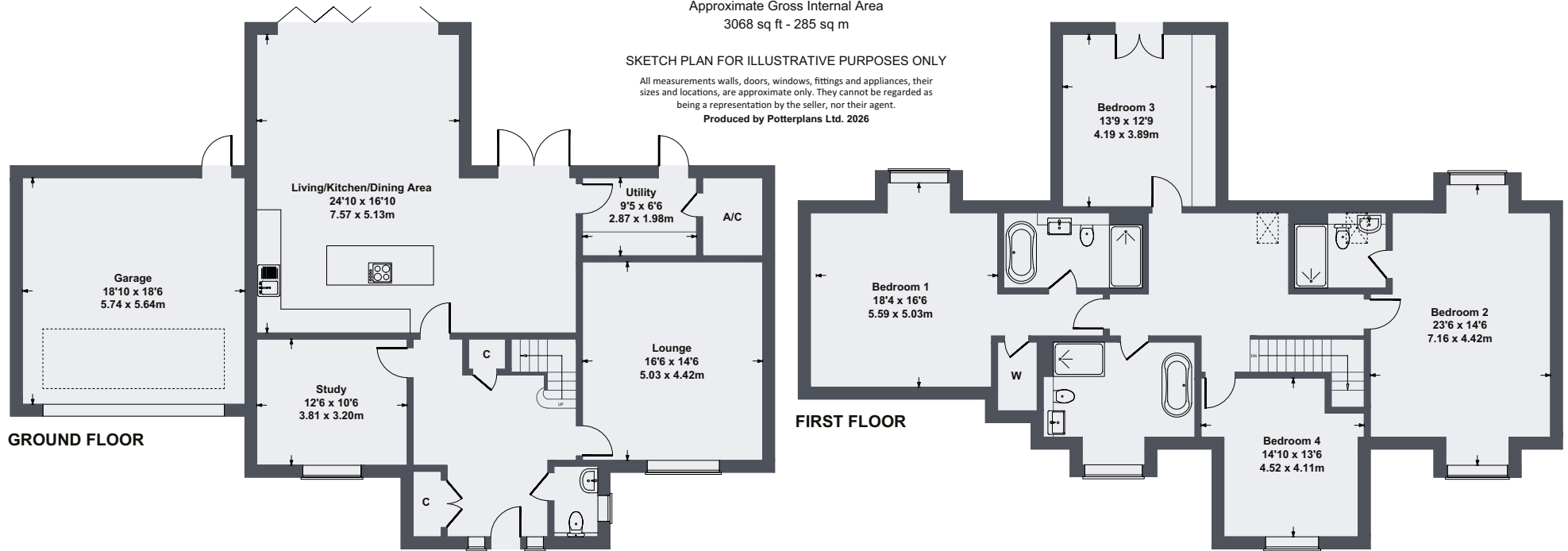
Plot 3, Eastfields

Approximate Gross Internal Area
3068 sq ft - 285 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

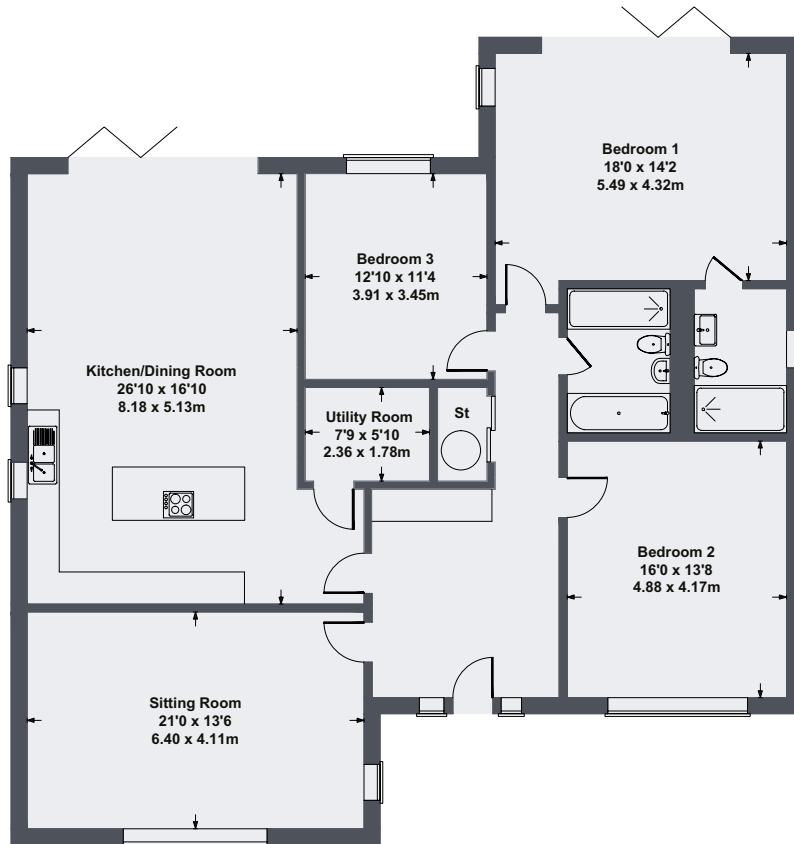
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Plot 5 Eastfields, Great Smeaton

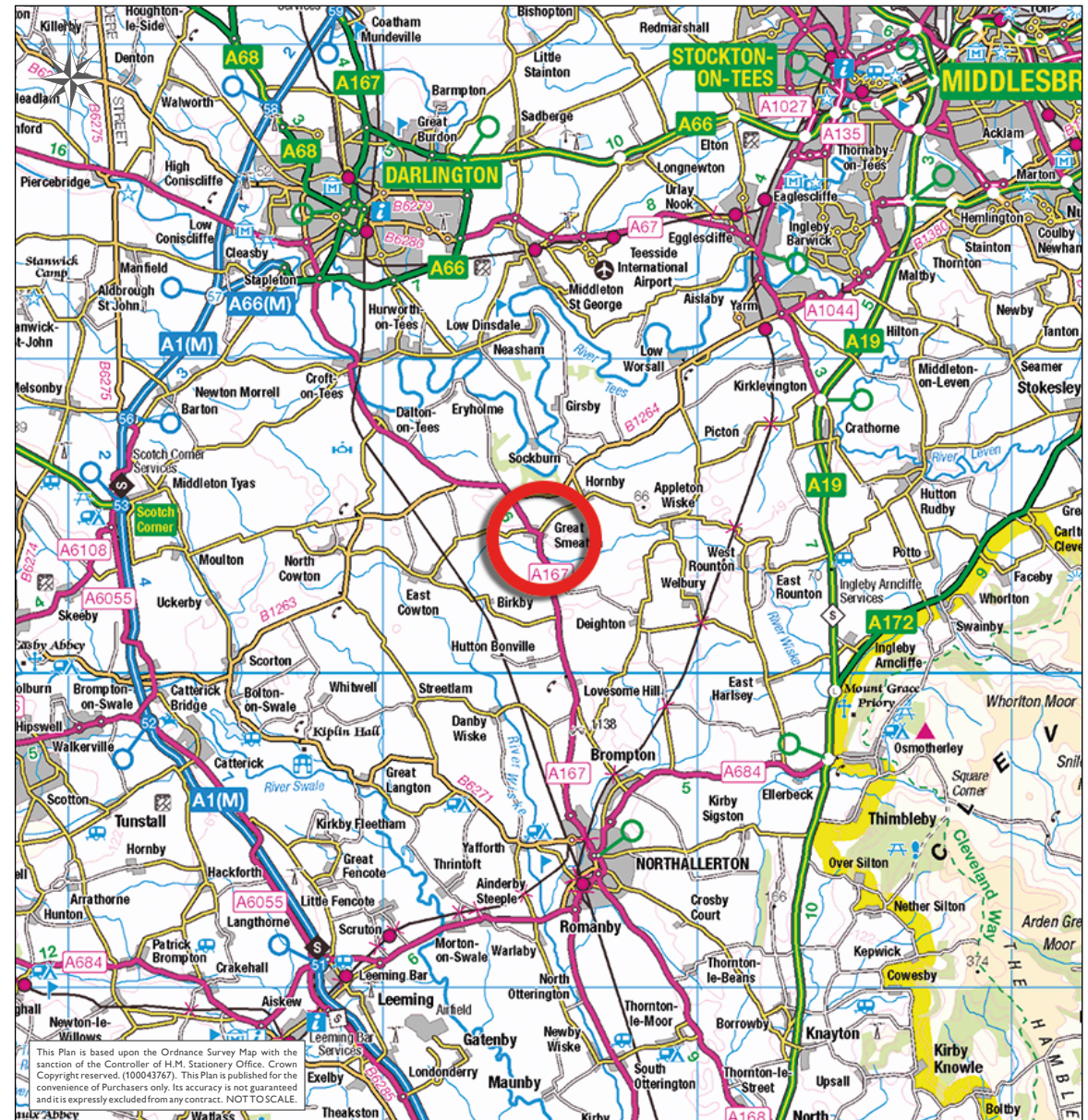
Approximate Gross Internal Area
1854 sq ft - 172 sq m



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