



3 Bedrooms

James Winn Estate Agents are delighted to offer for sale this attractive and beautifully maintained three-bedroom detached bungalow, situated in a quiet cul-de-sac within the highly sought-after village of Morton on Swale. Offering spacious single-level living, this superb home is ideal for families, downsizers, or anyone seeking comfortable and versatile accommodation.

The property features a newly fitted modern kitchen and a welcoming living room with a cosy log-burning stove, creating a warm and inviting space in which to relax. There are three well-proportioned bedrooms, all benefiting from fitted wardrobes, providing excellent storage throughout.

Externally, the property enjoys a double-width driveway offering ample off-road parking, together with beautifully maintained front and rear gardens, perfect for outdoor entertaining or simply enjoying the peaceful surroundings.

Additional benefits include **solar panels**, helping to improve energy efficiency and reduce running costs.

Presented in excellent condition throughout, this move-in-ready bungalow combines comfort, practicality and charm in an enviable village location.

Early viewing is highly recommended.

Council Tax Band- D  
EPC- C

# Greenacres

## Morton On Swale, Northallerton,

Asking Price:

**£335,000**

EPC Rating: C



**Location:**

Greenacres is situated in the village of Morton on Swale, located 4 miles West of Northallerton. Morton on Swale offers a primary school, an independent village store and ice cream shop, a public house and a regular bus service to Bedale and Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the Northeast, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

**Directions:**

From our James Winn office, Head South on High Street (A167). Continue straight through the town, following signs for A167 / Darlington. At the roundabout, take the exit onto A684 (westbound) toward Bedale. After about 1 mile, turn left signposted Morton-on-Swale. Follow the road into the village. Turn into Greenacres.

**Entrance Porch:**

**1.52 x 1.50**

A composite entrance door with a full-height glazed side panel provides a welcoming and light-filled entrance. The hallway features laminate flooring and a radiator, with access leading through to a cloakroom.

**Cloakroom:**

**1.55 x 1.35**

Double-glazed window, hand basin with tiled splashback, w/c, vinyl flooring.

**Living Room:**

**5.73 x 4.10**

A bright living space featuring a double-glazed three-part bow window that fills the room with natural light. The focal point is a feature log burner, complemented by carpeted flooring and a radiator for comfort. The room flows into an open-plan dining area, creating a sociable and versatile layout ideal for both relaxing and entertaining.



For additional information and full photo gallery please visit [www.jameswinn.co.uk](http://www.jameswinn.co.uk)



**Dining Room:**  
**3.78 x 2.85**

Double-glazed patio doors provide access to the conservatory, allowing natural light to flow through the space. The room benefits from a radiator with a decorative cover and carpeted flooring that continues seamlessly from the living room.

**Kitchen:**  
**3.70 x 2.69**

A modern kitchen fitted with a double-glazed window and door providing access to the rear garden. The space comprises a full range of newly fitted base and wall units with matching work surfaces and upstands, incorporating an integrated electric oven, induction hob, extractor, fridge, and dishwasher. There is a 1.5 bowl composite sink, a built-in storage cupboard, and a chrome ladder radiator. The room is finished with vinyl flooring and ceiling spotlights, creating a bright and contemporary feel.

**Utility Room:**  
**2.40 x 1.71**

A sectioned-off area to the rear of the garage provides practical utility space, housing provision for a fridge/freezer, a plumbed washing machine, and an oil boiler.

**Conservatory:**  
**3.00 x 3.00**

A fully double-glazed space with French doors opening onto the rear garden, benefiting from full electrics and a polycarbonate roof. The room is finished with laminate flooring, providing a versatile and light-filled additional living area.

**Internal Hallway:**  
**3.85 x 0.8**

Access to the loft, with a radiator featuring a decorative cover and carpeted flooring, providing a neatly finished hallway area.

**Master Bedroom:**  
**3.51 x 2.95**

A well-proportioned bedroom with a double-glazed window, featuring two double fitted wardrobes and one single fitted wardrobe, along with bedside cabinets and additional drawers with a countertop unit. The room benefits from a radiator and is finished with carpeted flooring.

**Bedroom 2:**  
**3.26 x 2.86**

Double-glazed window and double sliding glass door fitted wardrobes, providing ample storage. The room also benefits from a radiator and carpeted flooring.

**Bedroom 3:**  
**2.86 x 2.77**

Double-glazed window and 3-door fitted wardrobes, providing ample storage. The room also benefits from a radiator and carpeted flooring.

**Bathroom:**  
**2.18 x 1.91**

A modern bathroom fitted with a double-glazed window, panelled bath, and a corner shower cubicle with electric shower. There is a hand basin and WC, with fully tiled walls and a panelled ceiling incorporating spotlights. Additional features include an electric mirror, extractor fan, tall ladder-style towel warmer, and vinyl flooring.

**External**

**Garage:**  
**2.93 x 2.40**

A garage accessed via the kitchen/utility area, fitted with an up-and-over garage door. The space benefits from electric lighting and power sockets, providing useful additional storage or workspace.

**Front:**

A double-width driveway provides access to the garage and offers ample off-road parking. The frontage is mainly laid to lawn with mature planted borders, enhancing the property's kerb appeal.

**Side:**

Side access to both sides of the property, gate to rear garden.

**Rear:**

A well-maintained and attractive rear garden featuring manicured lawns and beautifully established, mature borders. The garden includes a summer house, a shed with electrics, and a greenhouse, along with a neatly positioned oil tank.



**Clauses:**

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPCs are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

**Mortgage and Financial Advice:**

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

**Material Information:**

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes (on driveway)

PARKING ARRANGEMENTS: Off Road Parking and Garage.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

**Tenure** - Freehold

**Viewing** - By appointment through James Winn

GROUND FLOOR  
1136 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract