

**Davis
Lund**

Newby Wiske
Northallerton
North Yorkshire
DL7 9ET
Offers Over £575,000





Accommodation

An impeccably maintained and beautifully presented village home, revealing a particularly spacious interior, arranged over two floors and extending to approximately 2500 square foot in total, whilst also offering an open aspect and lovely views to the rear.

The interior has been much improved in recent years, with fresh décor and a recently re-fitted ensuite. With four generous double bedrooms and four reception rooms, the house reveals flexible accommodation, which is sure to suit an array of purchasers, not least families looking for more space.

The house also has the outside space to match, with an extensive plot of approximately a quarter acre. Situated in the highly sought after conservation village of Newby Wiske, access is readily available to Thirsk, Northallerton and Ripon, meaning an array of shops, amenities and transport links are located just a short drive away.

On the ground floor there is an entrance porch, leading to an spacious inner hallway with stairs rising to the first floor and giving access to the cloakroom/WC. The main living room offers a triple aspect and open fireplace, whilst a further multi functional reception room to the front of the house is ideal for use as a study or family room. The accommodation flows beautifully, with a large dining room offering double doors into a conservatory, which gives access to the patio and also offers views over the gardens. A kitchen/diner offers an extensive range of fitted units, whilst also leading to the utility room. To the first floor there is a landing with airing cupboard and loft access, an extremely spacious main bedroom, with fitted storage and ensuite facilities, further guest bedroom with stylish ensuite shower room, two further double bedrooms and the house bathroom, fitted with a white suite.

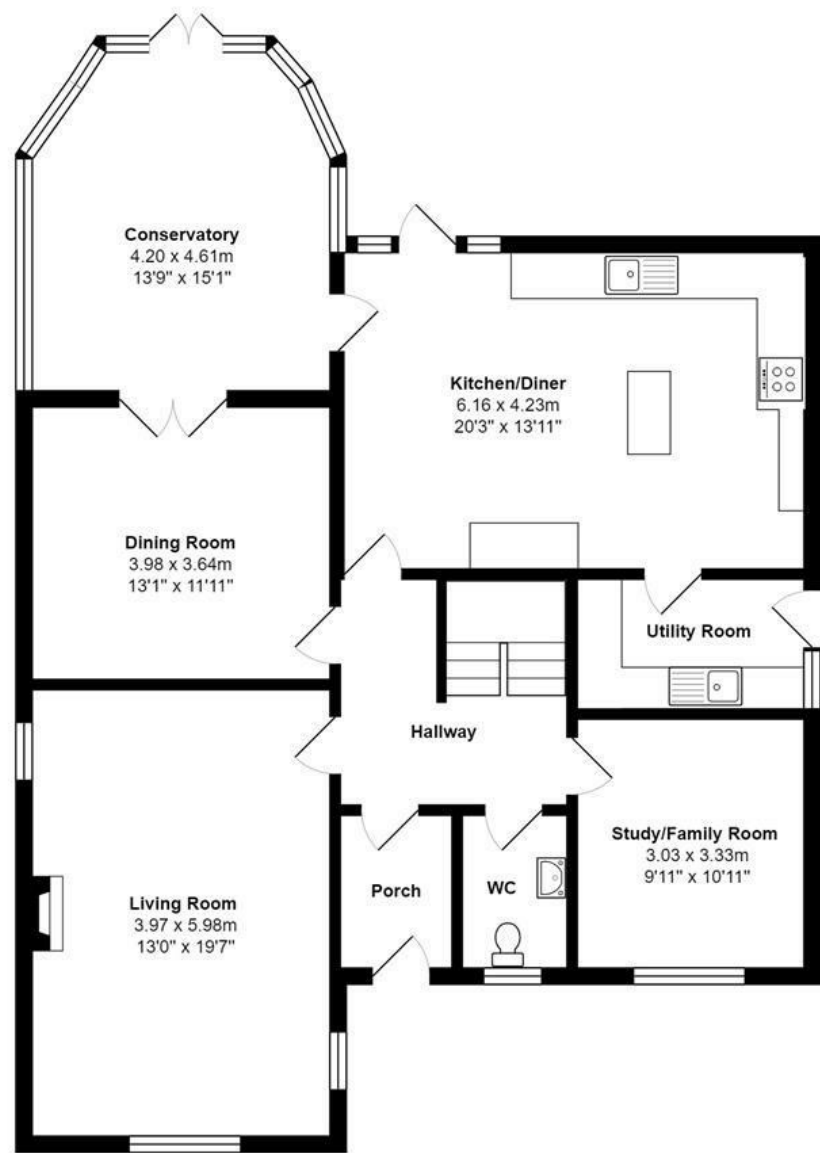
Externally there is an open lawned garden to the front of the house, whilst a block paved driveway provides parking for numerous vehicles and gives access to the double garage, whilst there is also a hard standing, providing further parking. An extensive patio flows from the rear of house, with steps down to the good size lawned garden, fully established with numerous trees and shrubs, giving a very high level of privacy.

Houses of the size and quality are rare to market, even more so in such a sought after location and an early viewing is advised on this fabulous home.

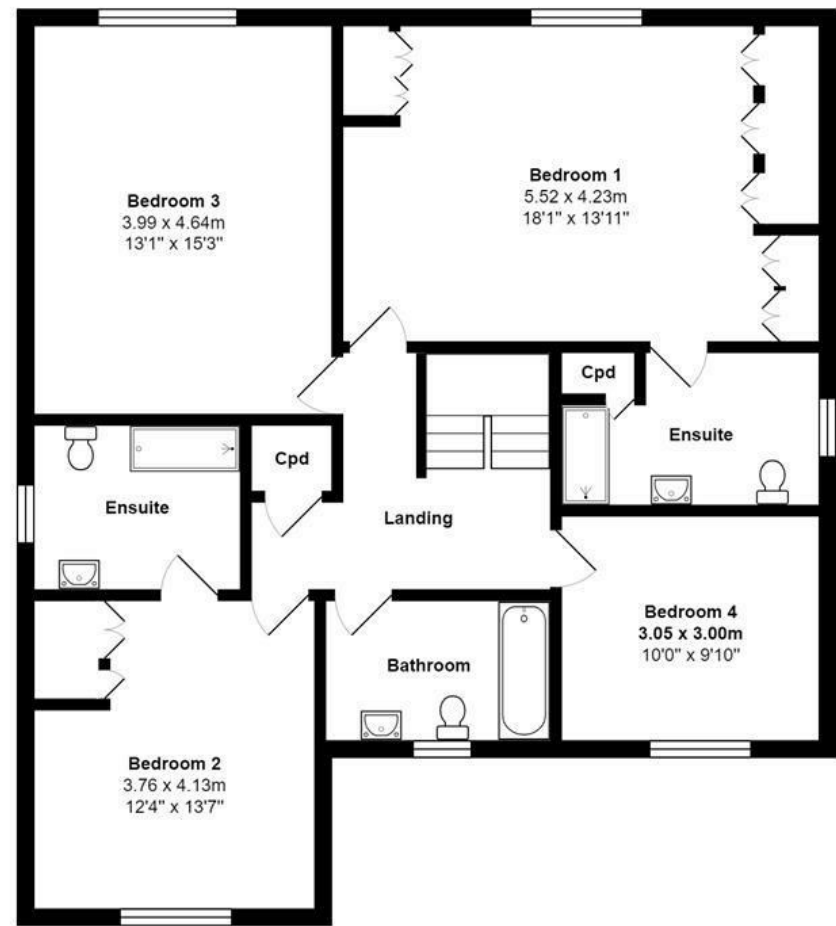




Floorplan



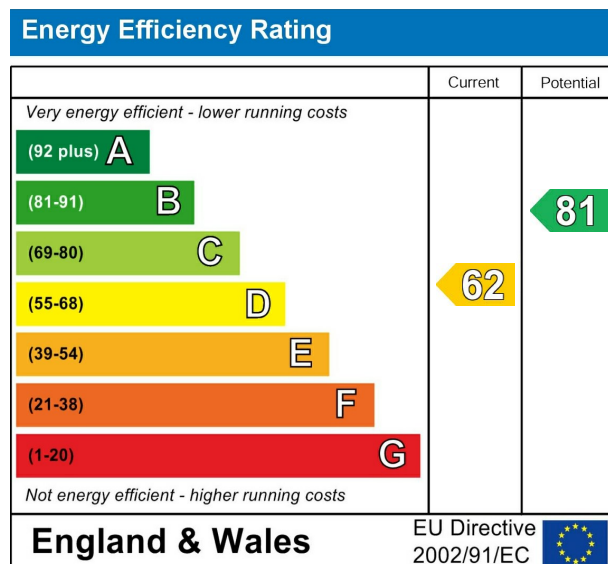
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

