Davis Lund

Glebe Meadow
Sharow
Ripon
HG4 5BD

Guide Price £375,000

## Accommodation

A neatly presented and surprisingly spacious three bedroom detached bungalow, offering an enviable plot and being situated to the head of a small cul-de-sac, in the sought after village of Sharow.

The bungalow reveals light and airy accommodation, whilst also boasting a garage, driveway parking and good size gardens. Already ended to the rear, due to the great size plot, the property no doubt offers further scope to extend, subject to necessary consents.

The main entrance door leads into a spacious entrance hall, with loft access and a storage cupboard. The double aspect living room is a good size, offering double doors to the rear garden and a fireplace with gas fire. The extended open plan kitchen/diner offers a lovely entertaining space, flooded with light through windows to three sides, whilst also offering access to the garden. The kitchen comes fitted with a range of units and some integrated appliances. The main bedroom offers an ensuite shower room, whilst there are two further bedrooms and the fully tiled bathroom, fitted with a white suite, including a bath with shower over. The property is double glazed and it also benefits from gas central heating.

Externally there is a well stocked open lawned garden to the front of the bungalow, plus a driveway providing parking and giving access to the single garage. Gated access is available to the enclosed rear garden, which is again well established and offers a high degree of privacy and attracts a lot of sunshine throughout the day. There is a raised patio entertainment area and steps leading down to the garden, which offers a mix of lawn and borders.

The bungalow is located in the highly desirable village of Sharow, approximately 1 mile from Ripon and ideally placed for access to schools and amenities, whilst transport links including the A19 and A1 are readily available. Sharow itself offers a church, playground, primary school and village hall, plus a great community spirit.

An early viewing is advised on this delightful bungalow, which is sure to attract a lot of interest, from a range of purchasers.

**Floorplan**

Kitchen / Diner
5.86 x 6.14m
19'3" x 20'2"
Garage
Living Room
3.93 x 6.10m
12'11" x 20'0"
Cpd
Cpd
Bedroom 2
2.73 x 4.28m
8'11" x 14'1"
Bathroom
Ensuite
Hall
Bedroom 3
2.24 x 3.04m
7'4" x 10'0"
Bedroom 1
4.11 x 4.50m
13'6" x 14'9"

**EPC**

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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