





Accommodation

A substantial four double bedroom family home, nestled away on a highly sought after village development and occupying a prime elevated plot, with stunning open views and a fantastic idyllic setting.

The property is finished to a very high standard, revealing a sleek and stylish interior, which has been immaculately kept by the current owners. Constructed in 2022, the property also benefits from the balance of the new build warranty, whilst also offering a high energy efficiency rating and an air source heat pump.

Located in the highly sought after village of West Tanfield, Ripon is just a few miles away, meaning shops and amenities are readily available. The village itself offers a great community spirit and it proves a vibrant place to live, with two public houses, a shop, post office and primary school.

To the ground floor the property offers an entrance hall with tiled floor, stairs rising to the first floor, under stairs storage and the downstairs WC. The living room with bay window is situated to the front of the house, whilst the particularly spacious open plan kitchen/diner/family room proves the hub of the house, leading seamlessly to the garden, through patio doors. The kitchen comes fitted with an extensive range of stylish units and integrated appliances, including a breakfast island, proving a practical space, which is also ideal for entertaining. Tiled flooring flows from the hallway, whilst a utility room completes the downstairs layout. To the first floor there is a landing with loft access and storage cupboard, main bedroom with a dressing area and fully tiled ensuite, three further double bedrooms (two of which enjoy an open aspect) and the house bathroom, again fully tiled and offering a white suite, including a bath with glazed screen and shower over.

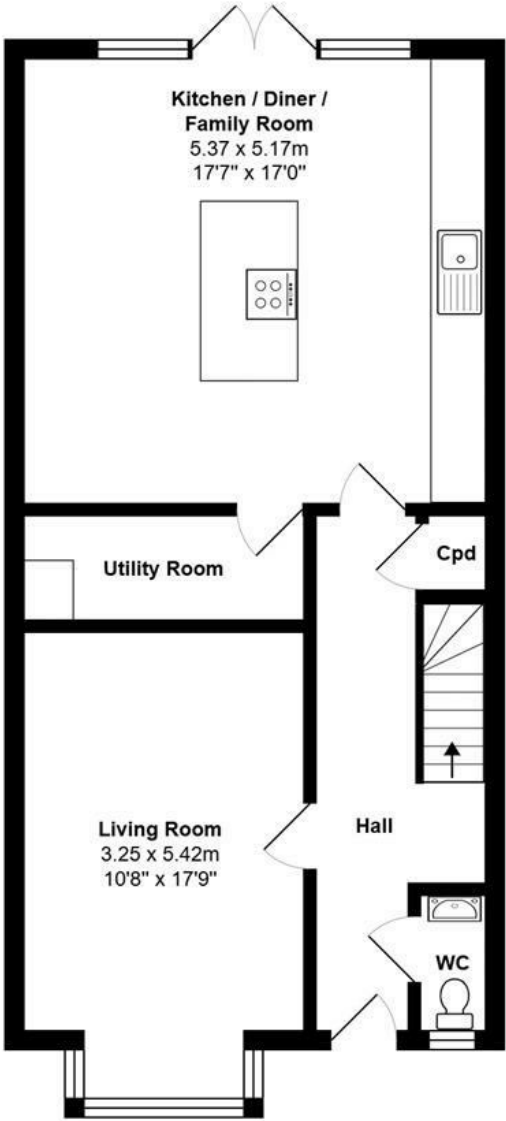
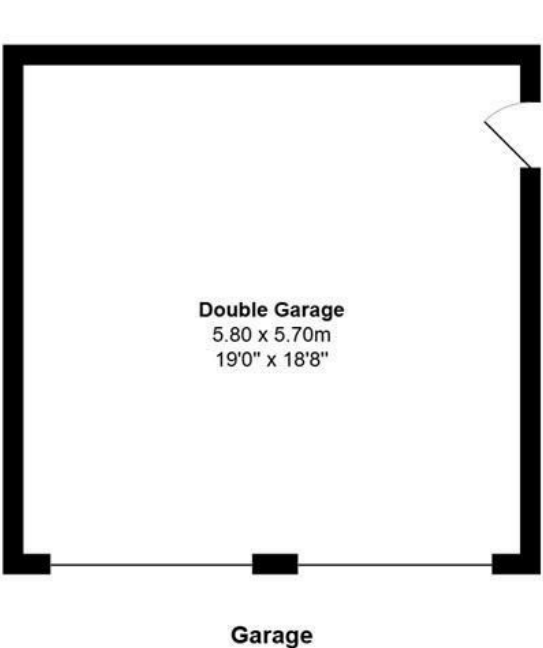
Externally a block paved driveway provides parking and gives access to the large double garage, which offers a side access door, power, light and further loft storage, whilst also being ripe for conversion, subject to consents. A gated passageway leads to the side of the house, giving access to the lovely rear garden, which enjoys fabulous open views. The garden is part laid to lawn, with a patio entertainment area, which continues to the side of the house, where you can sit in complete privacy and enjoy the best of the views.

An early viewing is advised on the highly desirable energy efficient home, which is also offered for sale with no onward chain.

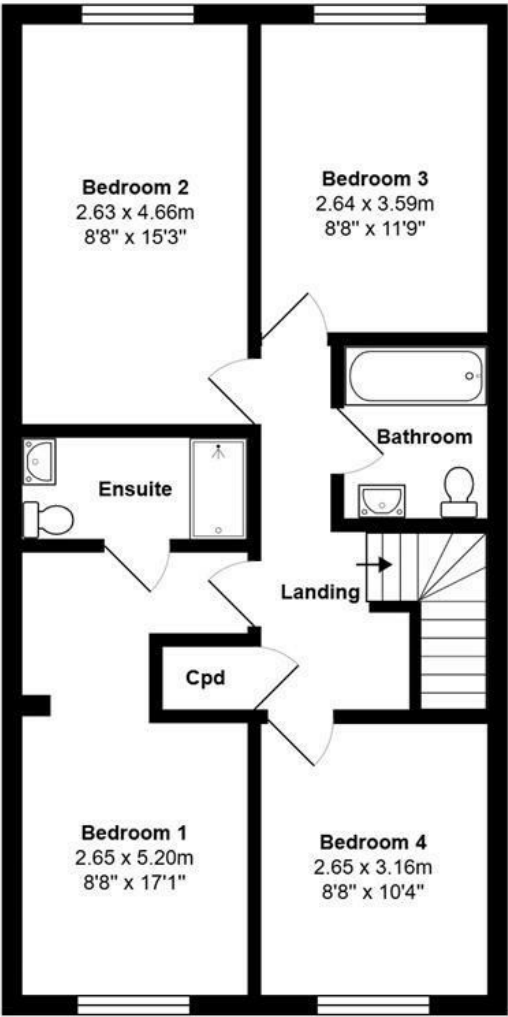




Floorplan



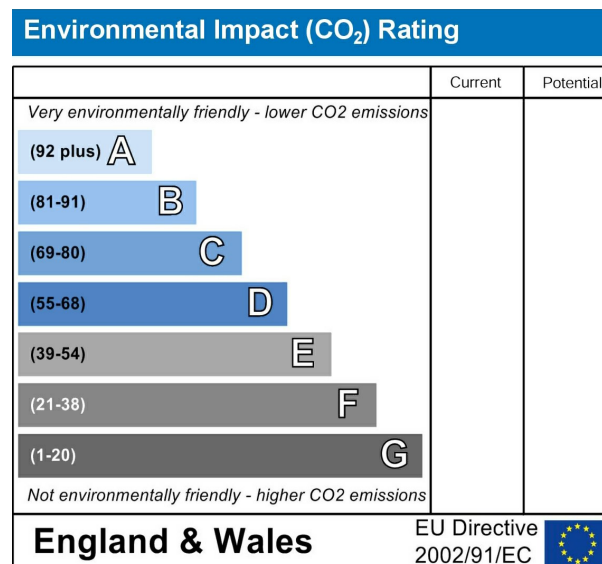
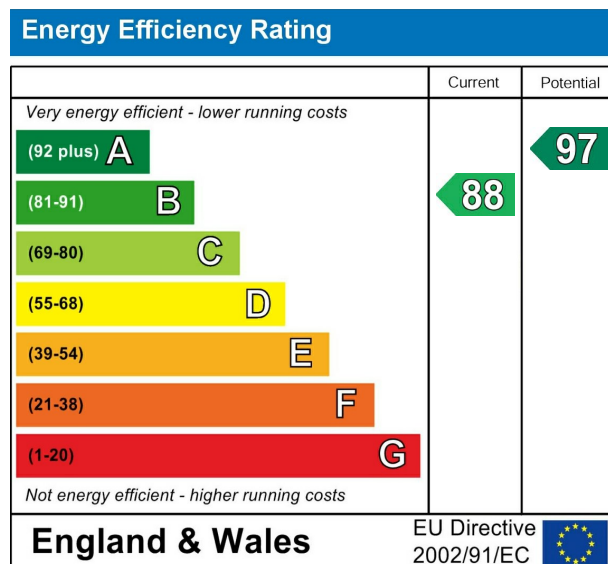
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - 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

