







## **Accommodation**

Nestled away in a peaceful cul-de-sac, this impressive detached house reveals a modern and spacious interior, extending to over 1500 square foot in total.

The house boasts two well-proportioned reception rooms, whilst with five generous bedrooms, there is plenty of space for a variety of purchasers, whether you require guest rooms, a home office, or space for a growing family.

The flexible accommodation is spread over three floors, allowing for a variety of living arrangements to suit your needs. This thoughtful design maximises the use of space, making it easy to adapt the home to your lifestyle.

On the ground floor, there is a spacious entrance hall, offering a cloakroom/WC, stairs rising to the first floor and under stairs storage. There is a good size double aspect living room, which flows to the garden through double doors. There is a dining/family room and stylishly fitted breakfast kitchen, offering a range of modern units and integrated appliances, whilst also incorporating a breakfast bar. The utility room completes the downstairs layout and offers units to match, whilst access is also available to the rear garden. To the first floor there is a good size landing, main bedroom with fitted wardrobes and an ensuite shower room, two further bedrooms (one with fitted wardrobes) and the house bathroom, offering a white three piece suite, including a bath with glazed screen and shower over. On the top floor there is a further small landing and two additional good size double bedrooms, both with eaves storage and flooded with light through large skylights.

Stepping outside, there is an open lawned garden to the front of the house, with a pathway leading to the front door. Driveway parking is available and access to the single attached garage. The rear garden is a real delight, being a good size and fully enclosed, making it ideal for purchasers with pets and children. The garden is mainly laid to lawn, with a paved patio and rear access door to the garage.

The village itself offers ease of access to a number of neighbouring towns, including Thirsk and Ripon, whilst network links including the A1(M), A19 and rail links are readily available. Dalton boasts a highly regarded village pub, whilst primary schools are available in the neighbouring villages.

An internal inspection is essential to appreciate the space and flexible accommodation on offer, with this lovely home.



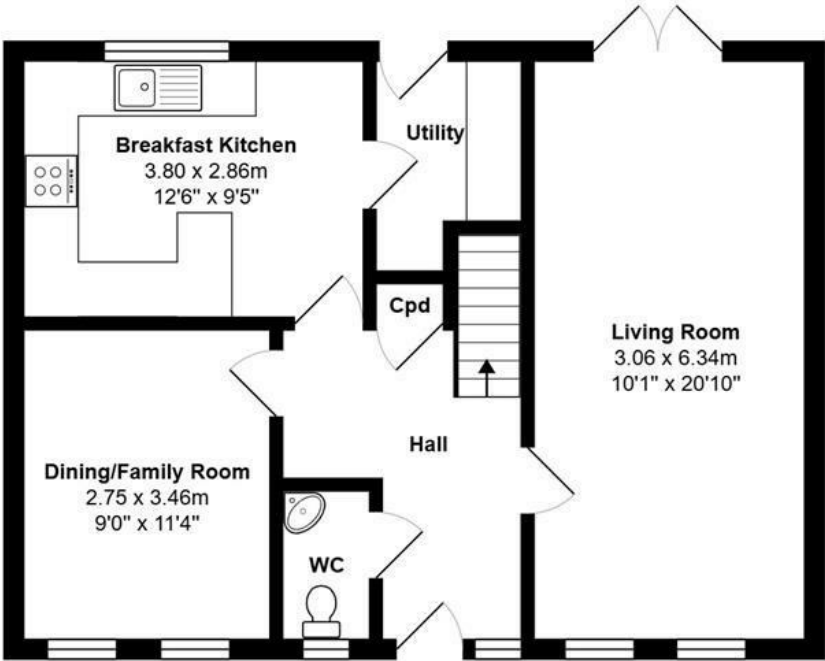




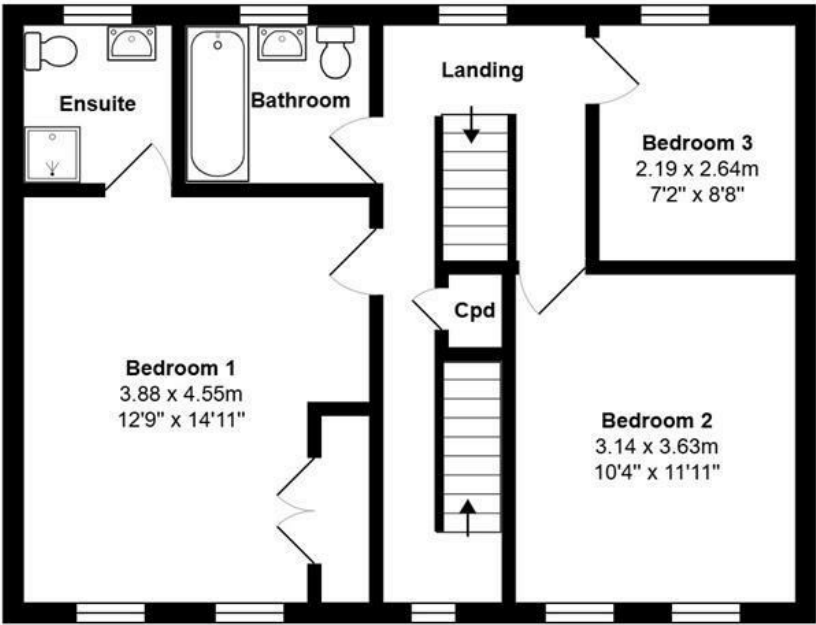




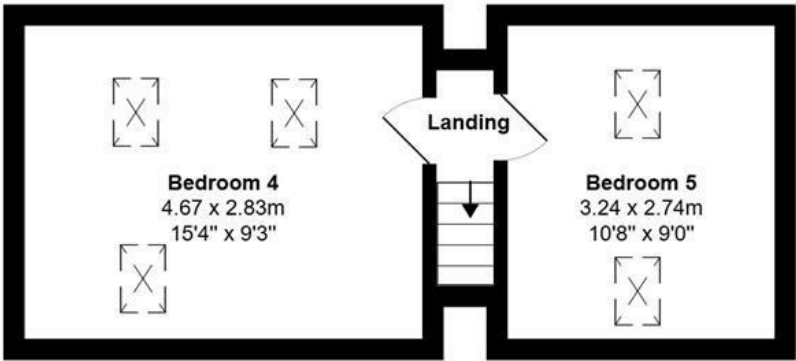
Floorplan



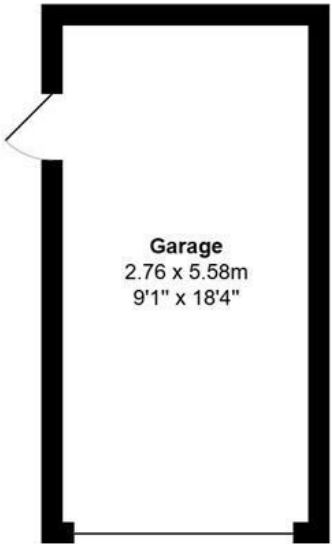
Ground Floor



First Floor



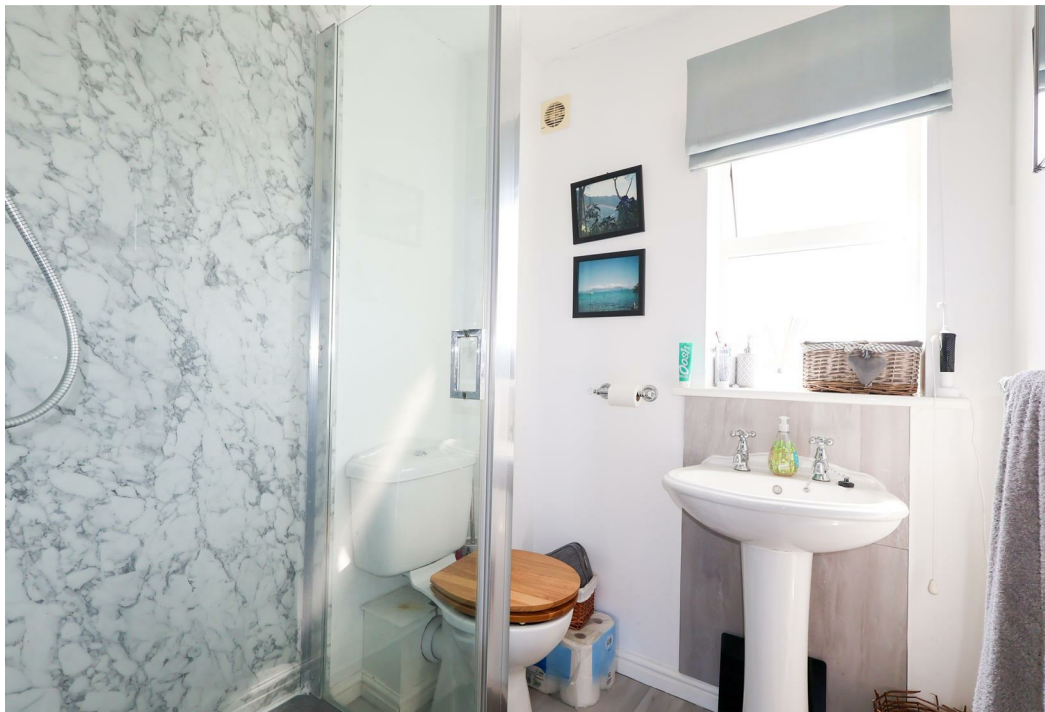
Second Floor



Garage

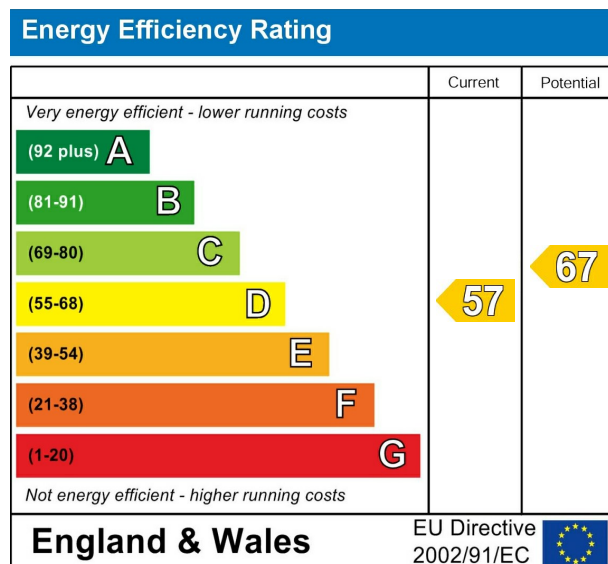








## EPC



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