







## **Accommodation**

An extremely spacious and versatile four double bedroom detached house, situated on a sought after development and presented in show home condition, with a stylish interior and quality finish throughout.

The meticulously maintained family home is located in the desirable village of Dishforth, revealing a flexible layout and the balance of the new build warranty, having only being constructed in 2022. The high end accommodation feels light and airy throughout, extending to approximately 1500 square foot in total.

Situated in the picturesque village of Dishforth. The property offers ease of access to local transport links, including the A1(M) and A19, whilst also being a short drive from Ripon and Thirsk. Dishforth itself boasts a number of amenities, including two public houses, a primary school, part time post office, village hall and children's play area.

The main entrance door leads into a generous tiled entrance hall, with stairs rising to the first floor and a cloakroom/WC. The tiled floor continues into the very spacious open plan kitchen/diner/family room, which offers bi-fold door access to the rear garden. The kitchen comes fitted with an extensive range of modern units and integrated appliances, creating a fantastic entertaining space. The utility room is fitted with units to match, whilst also offering a rear access door. A good size living room and double aspect study/snug complete the downstairs layout. To the first floor there is the landing with loft access and airing cupboard, main bedroom with stylish ensuite facilities and fitted wardrobes, three further double bedrooms and the modern part tiled house bathroom, fitted with a white suite, including a bath with glazed screen and shower over.

Stepping outside, there is block paved driveway parking for two vehicles and access to the single detached garage. Gated access is available to the lovely enclosed garden, which is part laid to lawn and affords a good degree of privacy. There is a patio and further decked seating area, which offers a lovely space to relax and unwind.

An early viewing is advised on this delightful house, which makes for an energy efficient home, aided by gas central heating and double glazing.



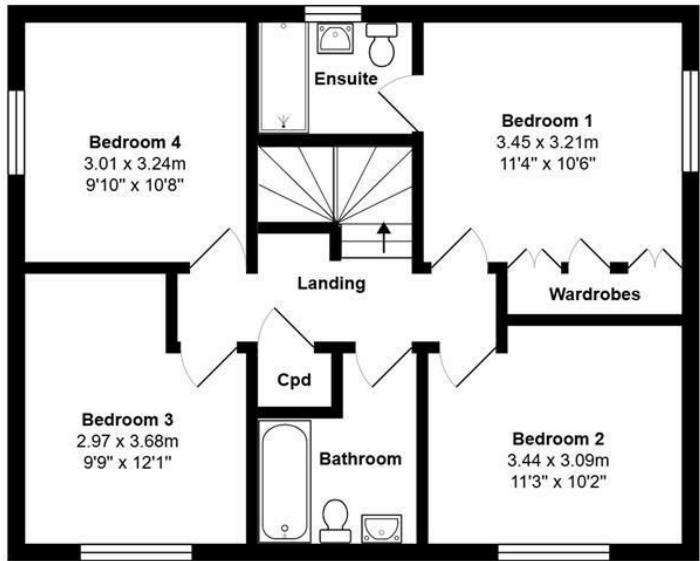
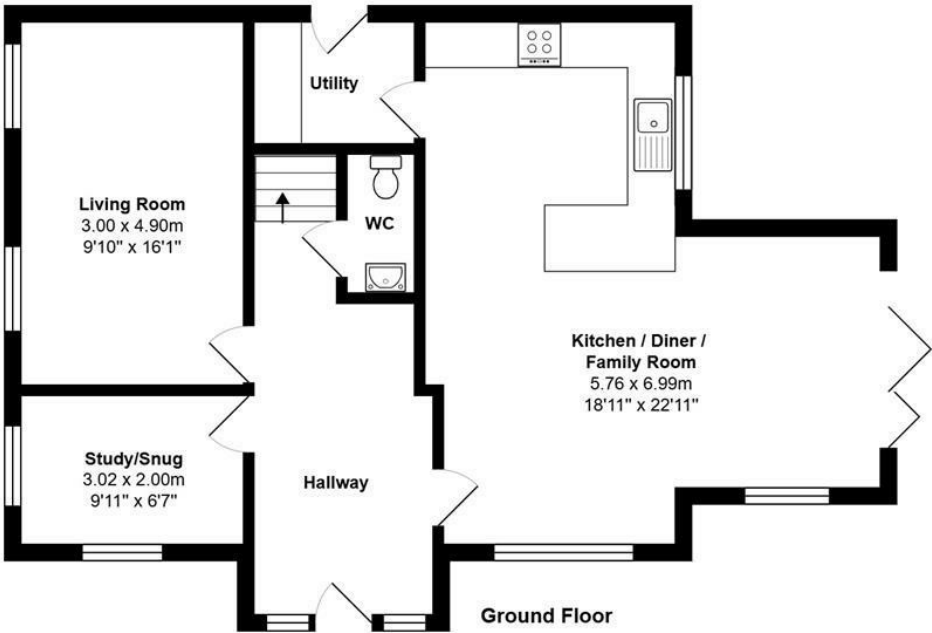








Floorplan



First Floor



Garage

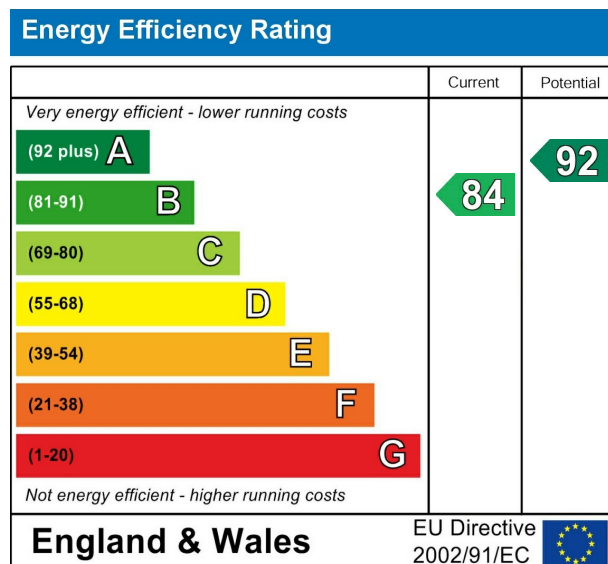








## EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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