







## **Accommodation**

Nestled on a generous corner plot in the sought-after village of Sharow, this beautiful, four bedroom detached home offers versatile extended accommodation. The ground floor extension has completed transformed the living areas, with it now being ideal for family life.

The property is located in the highly desirable village of Sharow, approximately one 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 making it a great option for families.

Upon entering, you are met with a welcoming entrance hall with stairs rising to the first floor. There is a generous size main living room with a log burner, a versatile study with sufficient space for home working or adapting into a play room, separate utility room, downstairs WC with cloakroom and a stylish open plan kitchen/diner/family room, featuring quartz counter tops, modern cabinetry, larder cupboard and ample space for family dining and entertaining.

Upstairs, the main bedroom includes built in wardrobes and an ensuite shower room, part-tiled for a contemporary finish. There is a further generously sized double bedroom, 2 well-proportioned single bedrooms and a family bathroom, fitted with a white suite including bath with an overhead shower. The property is double glazed, whilst it also benefits from gas central heating.

Externally, the property benefits from a sizeable garage and driveway, offering off-road parking. The enclosed front and side gardens are bordered by mature hedges, offering seclusion and privacy. A decked area provides ideal space for outdoor dining, whilst a storage shed completes the outdoor space.

Properties of this quality are rare to market and an internal inspection is required to appreciate the space and flexibility available. The house also offers great value for money in comparison to the current new builds available in the Ripon area.



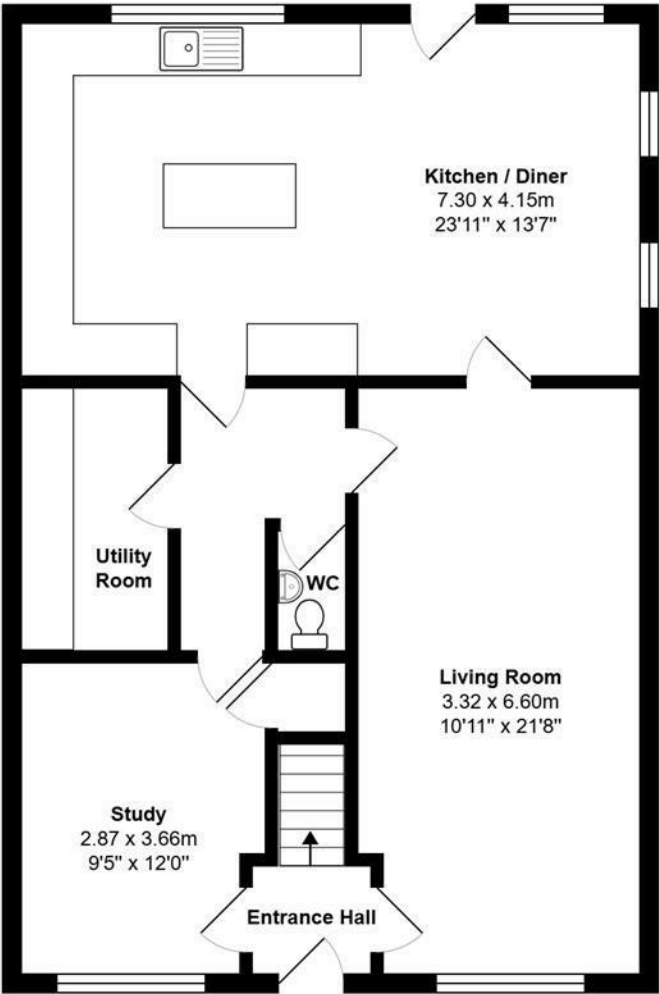




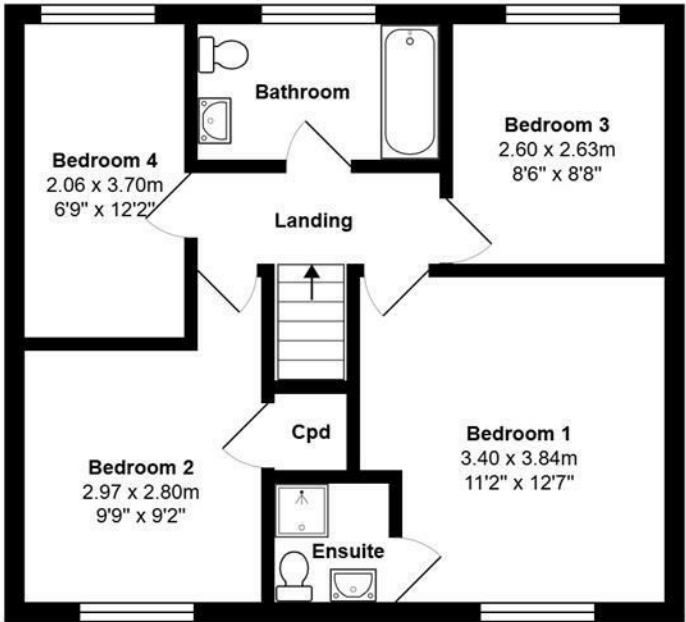




Floorplan



Floor 1



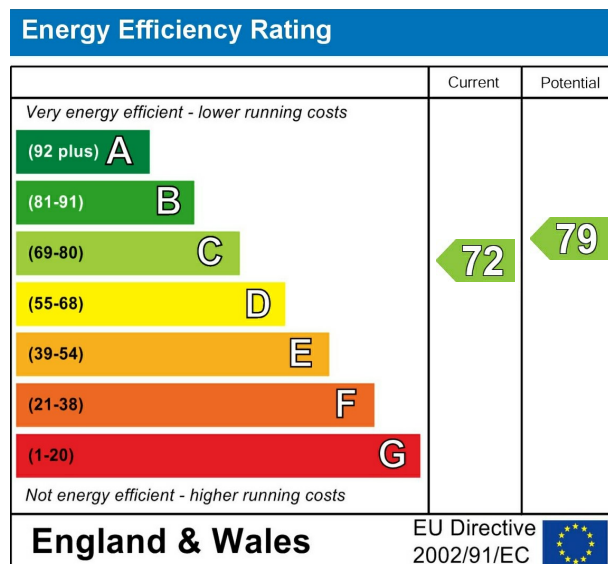
Floor 2







## EPC



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