Davis Lund

Cathedral Mews
Ripon
North Yorkshire
HG4 2JU

Guide Price £375,000

BREAD

Accomodation

A spacious and substantially extended three bedroom detached family home, situated on a sought-after development to the south side of the city and offering a prime plot with a lovely enclosed garden.

Located in a highly desirable residential area, the property is situated close to schools and amenities, whilst also being positioned on the edge of open countryside, with lovely walks on the doorstep.

Constructed in 2021, the modern home reveals an immaculate interior, with the accommodation feeling light and airy throughout. The current owners have made numerous improvements to the property, including an impressive extension, which has created further seating and dining area.

On the ground floor the main entrance door leads to the entrance hall, with stairs rising to the first floor. There is a spacious living room with a large window giving an airy feel, plus an extended lounge/diner/family room to the side of the house, with double doors leading to the garden. The double aspect kitchen/diner is a good size and finished to a high specification, including a number of integrated appliances and tiled backsplash. A utility and cloakroom/WC complete the downstairs accommodation, with a further access door from the driveway. To the first floor, there is a good size landing with loft access hatch, main bedroom with stylish ensuite facilities and dressing area, two further well-proportioned bedrooms and the house bathroom, fully tiled and fitted with white suite, including a bath with shower over. The property also benefits from gas central heating and high-performance double glazing throughout.

Externally there is a gravelled garden to the front of the house with hedge borders and a paved pathway leading to the front door, whilst a block paved driveway provides parking and gives access to the single garage. Access is available to the side of the house, leading to the lovely enclosed main garden, which attracts a good amount of sunshine. The garden is mostly gravelled, with stocked flowerbeds and a shed providing handy storage.

Properties of this size and finish are rare to market at this price point and early viewing is advised on this delightful energy-efficient home.

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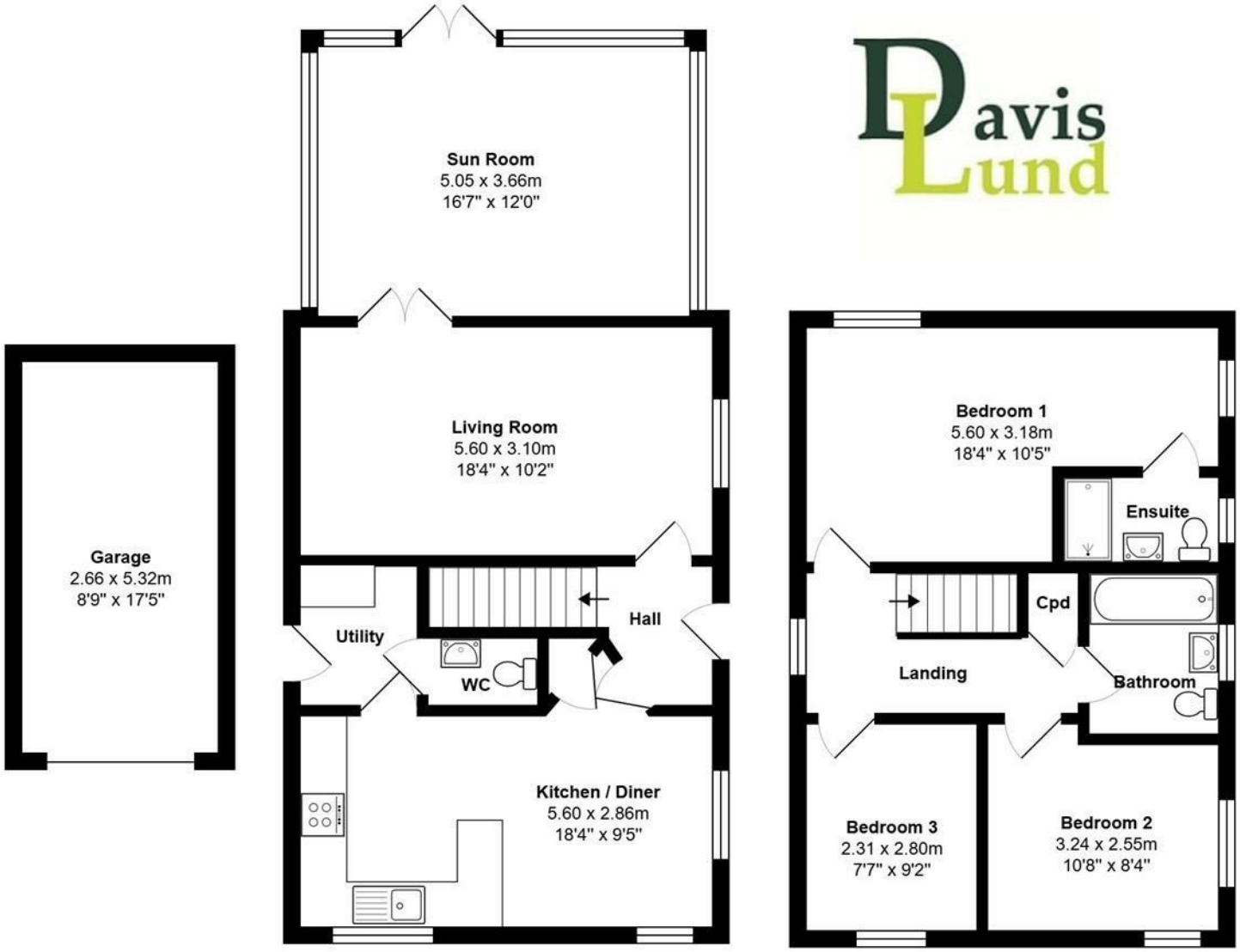
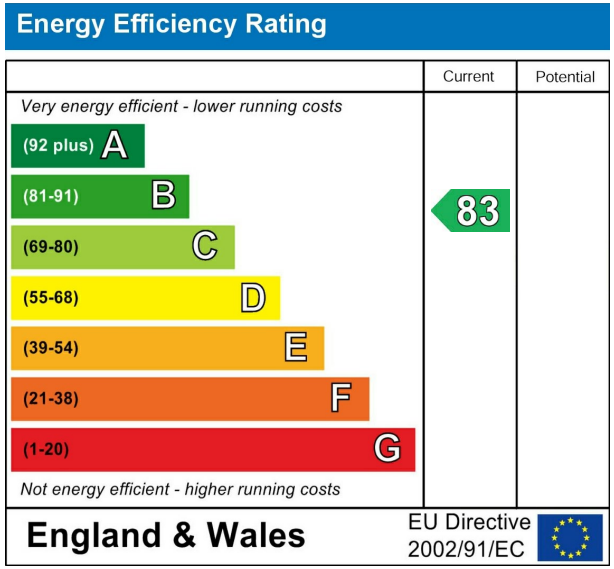
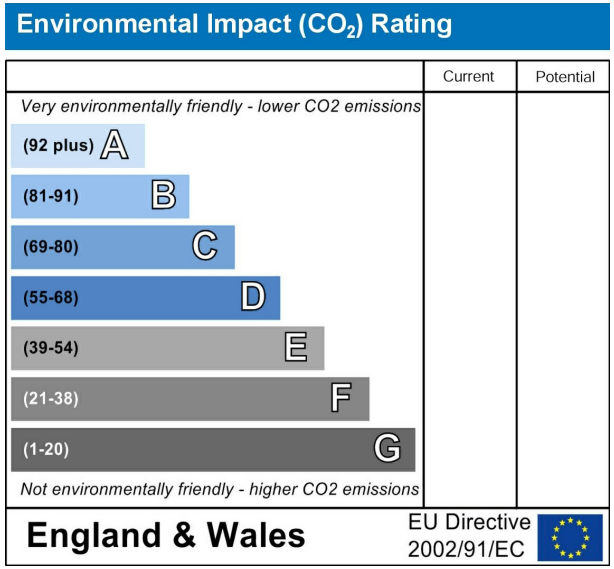
Floorplan


Sun Room
5.05 x 3.66m
16'7" x 12'0"
Garage
2.66 x 5.32m
8'9" x 17'5"
Living Room
5.60 x 3.10m
18'4" x 10'2"
Utility
WC
Hall
Kitchen / Diner
5.60 x 2.86m
18'4" x 9'5"
Bedroom 1
5.60 x 3.18m
18'4" x 10'5"
Ensuite
Cpd
Landing
Bathroom
Bedroom 3
2.31 x 2.80m
7'7" x 9'2"
Bedroom 2
3.24 x 2.55m
10'8" x 8'4"

EPC





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

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