

Davis
Lund

Meadow Lane
Bedale
North Yorkshire
DL8 2PJ

Guide Price £750,000





Accommodation

An immaculately presented three bedroom detached property, located on a small private development of just five homes, in the sought after village of Nosterfield and offering great transport links. At almost 2000 square feet, the house reveals expansive and particularly versatile accommodation, which is sure to suit a variety of purchasers. The property is situated on a generous plot of almost half an acre in total, with a mix of gardens and paddock, including a fantastic landscaped rear garden.

Constructed in 2023, the property has been meticulously maintained and upgraded by its current owners, including a garden room/home office, cosy log burner to the main living room and warm neutral decor throughout. Designed as a luxurious three bedroom property, the floor space is what you would normally expect from a four or five bedroom house and there is no doubt the opportunity to split the accommodation to create further bedrooms, should the new owner(s) wish and subject to necessary consents.

On entering the property, there is a welcoming entrance hall with stairs rising to the first floor, tempered glass balustrade and WC. There is a stunning kitchen/diner/family room, creating a great space for entertaining and families, with a lovely outlook onto the rear garden. The kitchen is fitted with an range of stylish units, including integrated appliances and stone worktops. An island/breakfast bar is incorporated, perfect for informal dining. There is ample space for a large dining table and further living area, adding flexibility to the layout and perfect for families, with patio doors giving access to the rear garden. From the kitchen, there is a utility/boot room, again finished to a high standard to match the kitchen and with door access to the rear garden. Fitted with a modern log burner, giving the room a cosy feel, the spacious double aspect living room completes the downstairs layout. To the first floor, there is a spacious light and airy landing, with loft access and a cupboard providing handy storage. The main bedroom is a generous size, with a dressing area and large fully tiled ensuite bathroom, stylishly fitted and offering both a bath and large walk-in shower. There are two further well-proportioned double bedrooms, one with an ensuite shower room and fitted wardrobes, the ensuite again being fully tiled and complete with large shower. The bathroom is fully tiled and fitted with a white suite, including a bath and separate shower cubicle, with a rainfall shower. The property also benefits from high performance double glazing throughout and an air source heat pump, aiding a high energy efficiency.

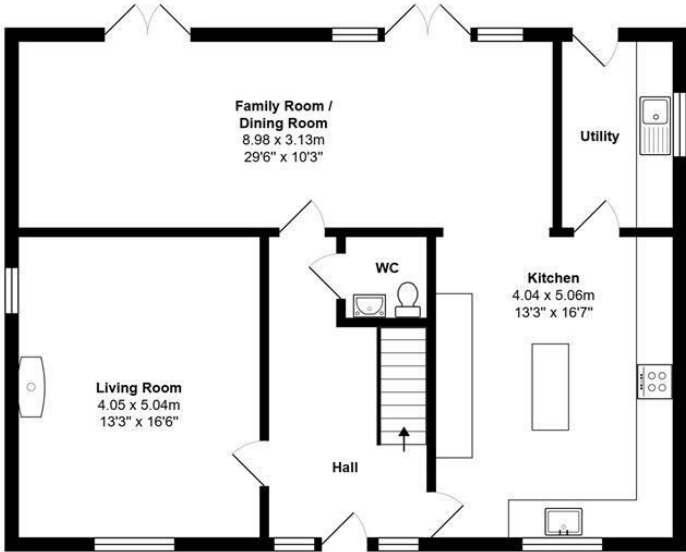
Externally, the front of the property benefits from a lovely garden, with stocked flowerbeds and a paved pathway leading to the front door. An extensive block paved driveway parking for multiple vehicles and gives access to the double garage, fitted with power and light, whilst also offering door access from the rear garden. The property boasts an expansive rear garden, which is mostly laid to lawn, with fenced borders and patio areas providing idyllic seating, perfect for outdoor entertaining. There is a bespoke and versatile summer house/home office, with bi-fold doors overlooking the garden. A gate gives access to the paddock, situated beyond the main garden.

Properties of this size and quality are rare to market, being truly turn-key and an early viewing is advised on this beautifully finished home.

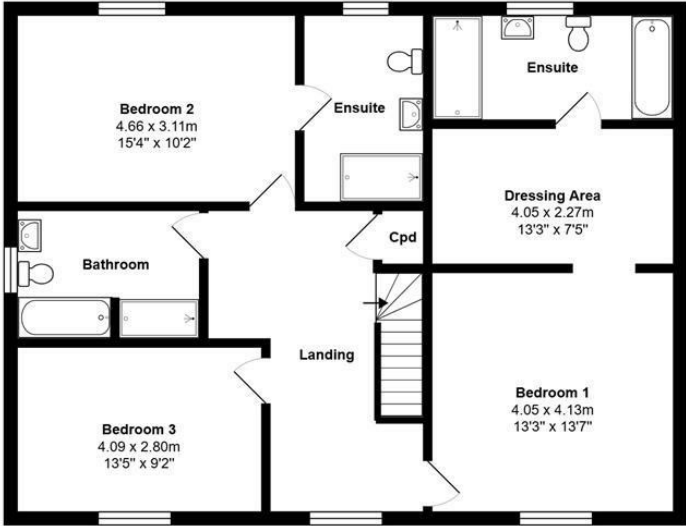




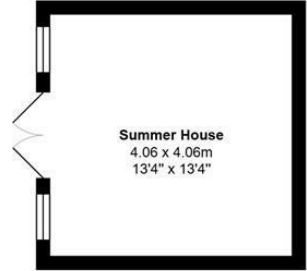
Floorplan



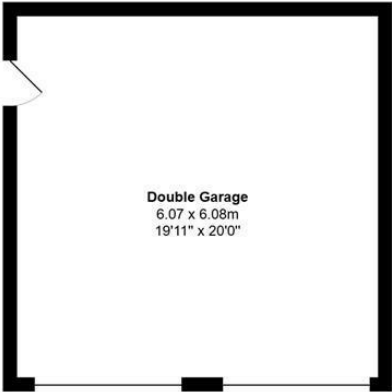
Ground Floor



First Floor



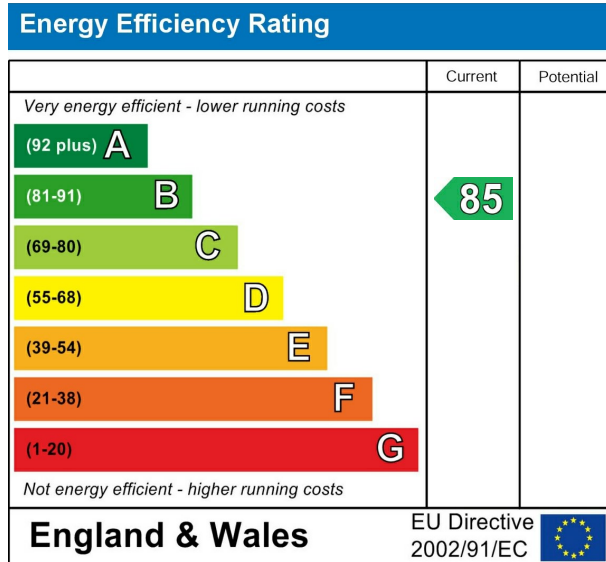
Summerhouse



Garage



EPC



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

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