





## Accommodation

An immaculately presented, four bedroom semi-detached home, situated in the highly desirable village of Asenby. The property has been beautifully maintained by its current owner, following a skilful extension and comprehensive renovation in recent years, now offering versatile and stylish accommodation, with lovely landscaped and upgraded gardens.

Located in the highly sought after village of Asenby, the property enjoys a lovely peaceful setting, situated on a quiet street on the fringe of the village. Asenby is a small village, with a strong community spirit, along with a restaurant and lovely countryside walks close by. Asenby offers ease of access to both Ripon and Thirsk, with a local bus service running, whilst the highly regarded Crab and Lobster restaurant is just a short walk away. The neighbouring village of Topcliffe offers a number of amenities, including a public house, church, village hall and post office/general store. The property is also ideally placed for commuters, with quick access available to both the A1(M) and A19, whilst Thirsk train station is only a short drive away, with east coast mainline access to York and London.

On entering the property, there is an entrance hall with stairs rising to the first floor and space to hang coats. The lounge is a good size, with a large window giving an airy feel, plus a cosy log burner with a wooden mantle. The kitchen/diner/family room is a real delight, with ample space for a large dining table and seating area, whilst bifold doors give access to the rear garden. The kitchen is stylishly fitted with a range of modern units and appliances, including a dishwasher and range cooker. An island/breakfast bar is also incorporated, perfect for informal dining and entertaining. From the kitchen, there is a separate utility room/boot room with two cupboards providing handy storage, downstairs WC and a versatile study, ideal for those who work from home. Rising to the first floor, there is a landing with loft access. The main bedroom is a great size, with a part tiled ensuite shower room and storage cupboard. There are two further generous double bedrooms, a well-proportioned single bedroom, currently utilised as a walk-in wardrobe/dressing room, plus the family bathroom. The bathroom is stylishly fitted with a white suite, including a bath, separate walk-in shower and a heated towel rail. The property also benefits from double glazing throughout and an air source heat pump.

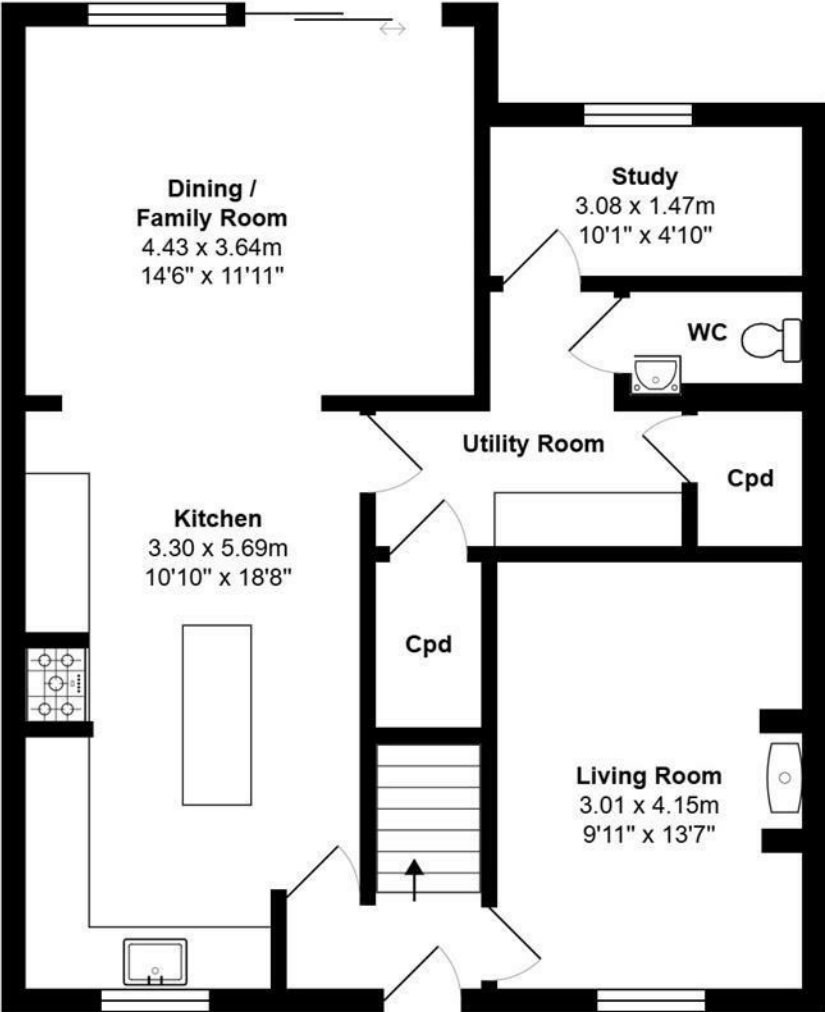
Externally, the front of the property benefits from a gravel driveway, allowing parking for multiple vehicles. To the rear, the garden is fully enclosed with mature borders, offering a high degree of privacy. The garden is mostly laid to lawn, with a patio entertainment area, a great space for outdoor seating and family living. There is a further raised seating area to the end of the garden, with a shed providing handy storage.

Properties of this finish are rare to market at this price point, especially in such a sought-after location, so an early viewing is advised on this impressive family home.



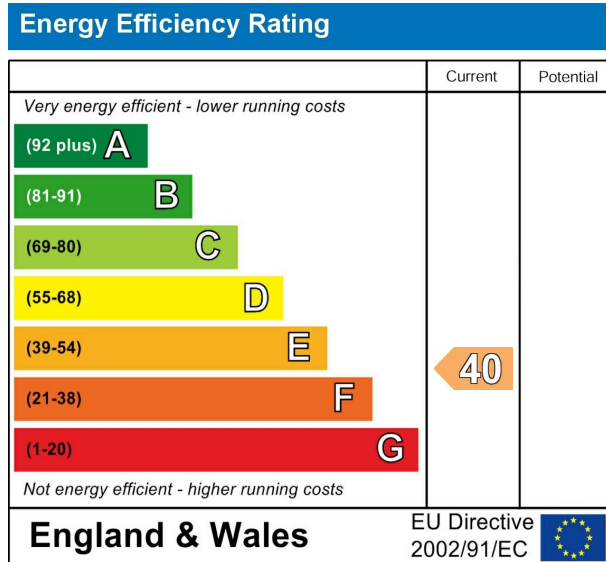


Floorplan





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)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

