

Davis
Lund

Laverton
Ripon
North Yorkshire
HG4 3SX
Offers over £550,000





Accommodation

A beautifully presented three bedroom detached bungalow, occupying a prime and slightly elevated position in the sought after village of Laverton. Offering approximately 1500 square foot of airy accommodation and being set on a generous and private plot which backs onto open countryside, the property is sure to appeal to a variety of purchasers.

The property has been upgraded by its current owner, now offering a stylishly fitted kitchen, utility/boot room, modern fitted wardrobes and beautifully landscaped, wrap around gardens. Well maintained throughout, the bungalow encompasses a fresh and modern interior whilst retaining a cosy cottage feel, with some charming features.

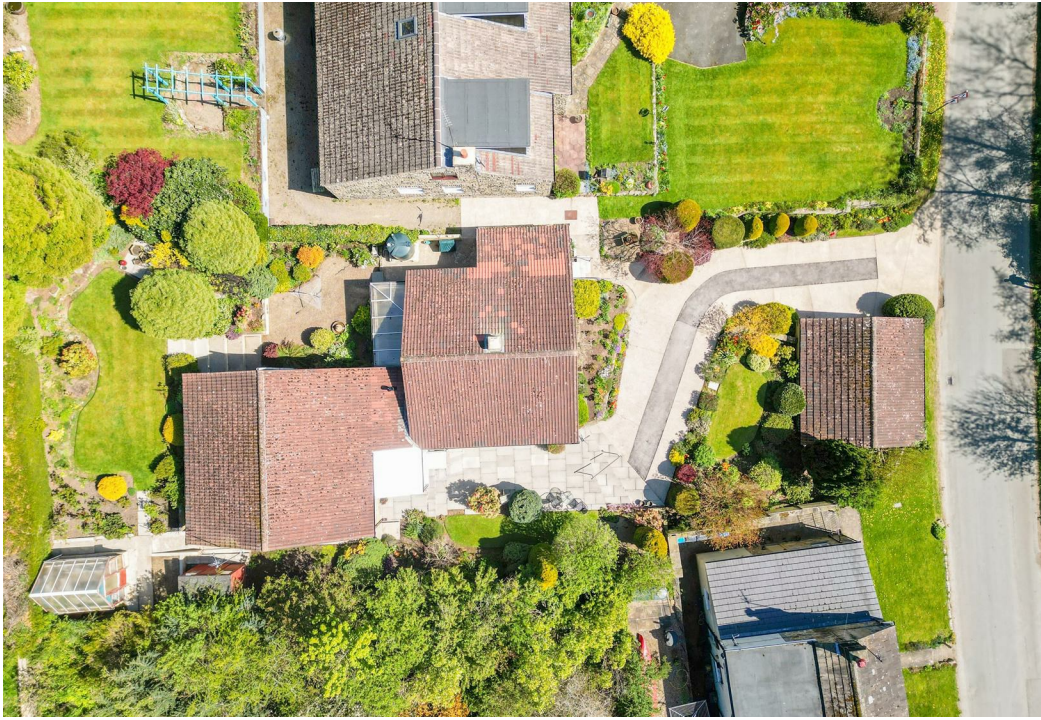
Located in the highly sought after village of Laverton, the cottage is situated close to Kirkby Malzeard, whilst also being approximately 7 miles from Ripon. Kirkby Malzeard itself offers a number of amenities, including a shop, public house, garage/petrol station, butchers and primary school. The property is ideally placed for the countryside, with endless walks and cycle trails on the doorstep.

On entering the property, there is a front porch leading to the welcoming entrance hall, with cupboards providing handy storage. The double aspect living room is a great size, with a stone fireplace, electric fire and sliding doors allowing access to the garden. From the living room, there is the stylish kitchen/diner, which is fitted with a range of modern units, integrated appliances and ample space for a large dining table. The utility/boot room adds to the convenience and is again finished to a high standard, stylishly fitted with modern units, a washing machine, dryer and garden access. The addition of a sunroom provides a further versatile seating area, a perfect reading nook or study, with a lovely outlook onto the gardens. The main bedroom is a generous size, with fitted wardrobes and part tiled ensuite shower room, fitted with a white suite. There are two further airy double bedrooms, again with fitted wardrobes and the family shower room, which is fitted with a white suite, including large walk-in shower enclosure, vanity sink and a heated towel rail. The property offers double glazing throughout and oil central heating.

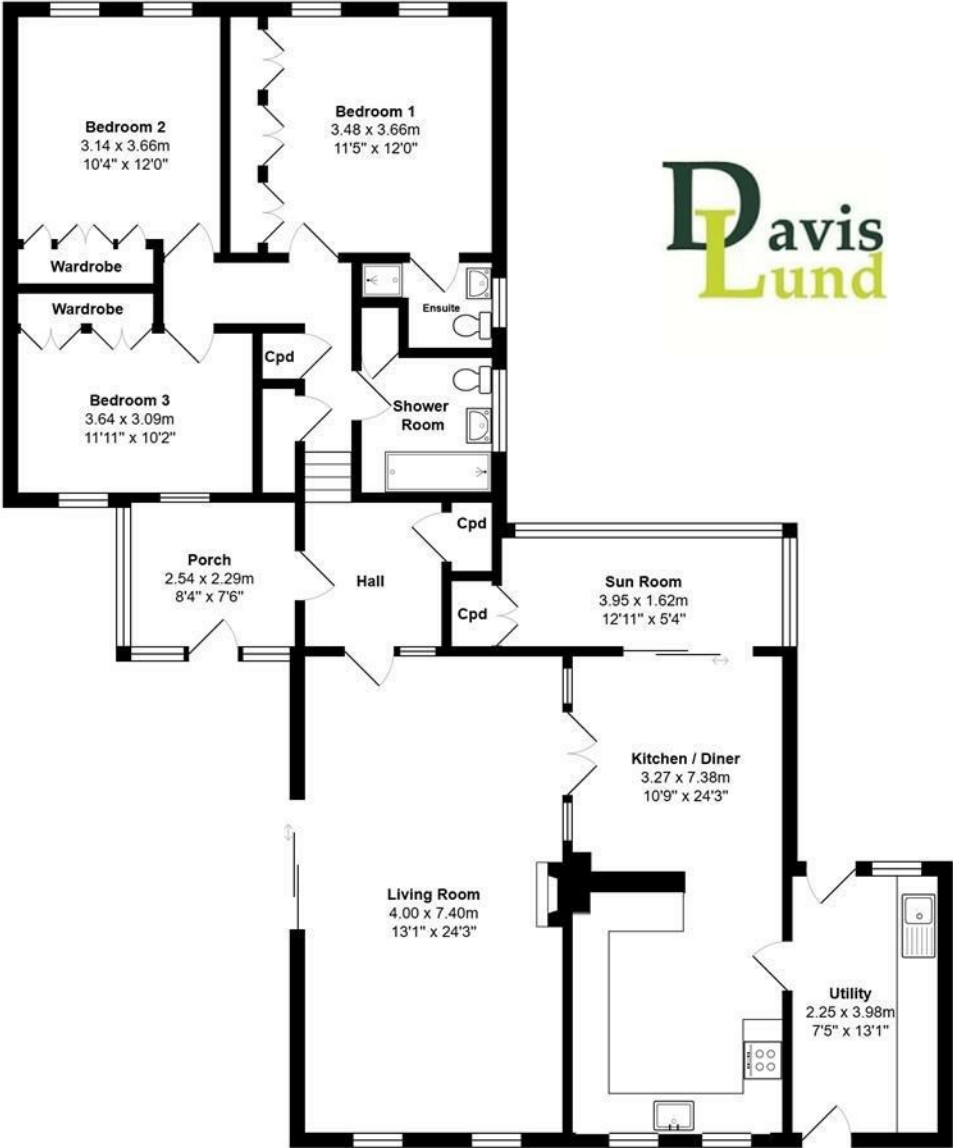
Externally, the property benefits from a double garage with up and over door, power and lighting, along with driveway parking for multiple vehicles. Set back from the road with mature gardens, stocked flower beds and hedge borders surrounding the bungalow, the property enjoys a great degree of privacy. The garden is part lawned, with multiple paved areas, providing idyllic seating, great for outdoor living and entertaining. There is a greenhouse ideal for avid gardeners and a timber storage shed, offering additional storage.

Well-presented throughout with spacious and versatile accommodation, properties of this quality are rare to market. Located in such a highly desirable area, an early viewing is advised on this charming and picturesque home.







Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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

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