Davis Lund

Moorside Avenue
Ripon
North Yorkshire
HG4 1TA

Guide Price £425,000











Accommodation
A beautifully presented and inviting three-bedroom family home, occupying an enviable position within a highly sought after residential area of Ripon and being situated on a quiet cul-de-sac. Substantially extended and finished to an impeccable standard throughout, the house now boasts a stunning kitchen/diner/family room and an extensive garden rooms, offering further versatile and stylish living space.

The current owners have completely transformed the property, incorporating modern and refined decor throughout, whilst retaining a welcoming and homely feel. The improvements have not been limited to the interior, with the addition of the garden room transforming the outside space. The garden room is currently utilised as a home bar and entertaining space, with two home offices a kitchen area and shower room, offering conversion potential to suit those seeking multigenerational living, subject to the necessary consents.

The house is located in a highly desirable area, with a range of amenities close by, including a supermarket and two primary schools a short walk away. Ripon Leisure Centre is also nearby, with a gym and swimming pool. The Ripon bypass is easily accessible, with the A1 and A19 a short drive away, whilst the property is also on the 36-bus route, making this an ideal location for commuters.

On entering the property, there is a welcoming extended porch/entrance hall with stairs to the first floor, space to hang coats and useful understairs storage. There is a light-filled living room with a large window and sleek inset electric fireplace. To the rear of the house, the extended kitchen/diner/family room spans the full width of the property, enjoying a lovely outlook over the gardens and benefiting from bifold doors providing access to the rear garden. The accommodation feels particularly light and airy, with a double aspect and the addition of two Velux windows. The kitchen is stylishly fitted with a range of modern units and integrated appliances, comprising a double oven, hob, extractor fan, fridge-freezer, dishwasher, washing machine and wine fridge. An island/breakfast bar is also incorporated, perfect for informal dining. With ample space for a dining table and living area, the family room is a true 'hub of the home', providing a warm and welcoming space for everyday family life, with the added bonus of a wood burning stove. Upstairs, there is a spacious landing with loft access, main bedroom with fitted wardrobes, a further double bedroom, a well-proportioned single bedroom and a fully tiled family bathroom, which is stylishly fitted with a white suite including a bath and walk-in shower. The property is double glazed throughout and benefits from gas central heating.

Externally, the property benefits from a block-paved driveway, providing parking for multiple vehicles. To the rear, the garden is fully enclosed, part lawned and enjoying a good degree of privacy, making it ideal for those with children or pets. There are two decked seating areas, ideal for outdoor dining and one of the decked areas offers additional shed storage. The addition of the garden room has enhanced the outside space, currently utilised as a bar/games/family room, creating an excellent area for entertaining. From the games room, there are two offices, a utility room and a shower room, adding considerable flexibility to the layout. The space offers great versatility, with potential uses including home gym, additional living accommodation (subject to the necessary consents), or playroom, whilst it provides an excellent solution for those who work remotely or run a business from home.

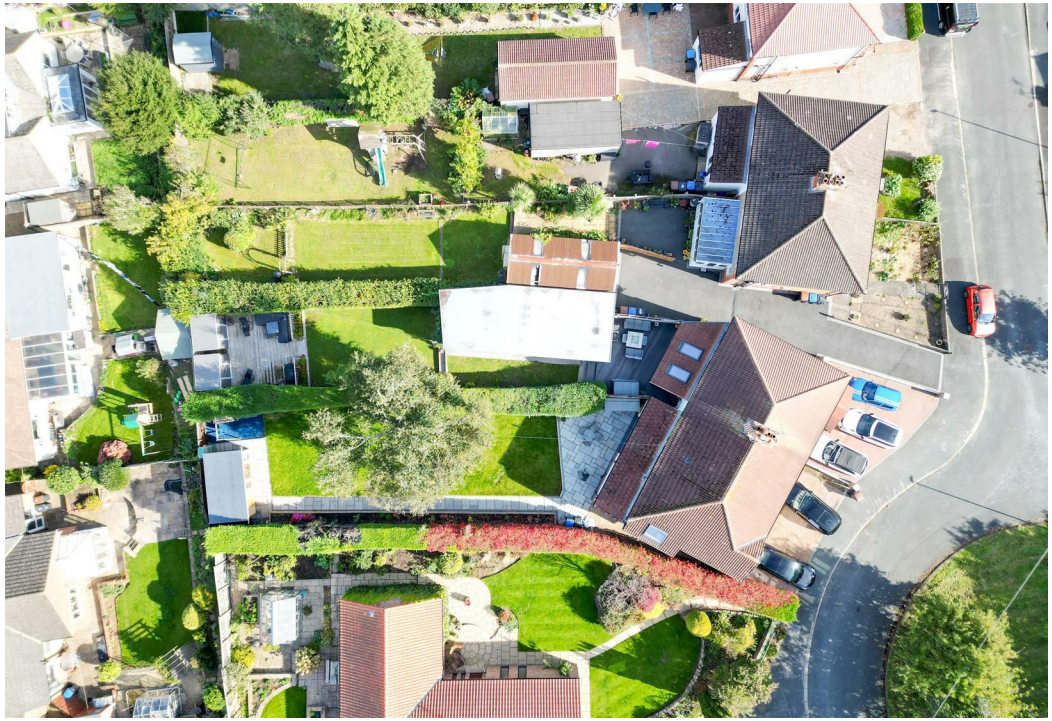
Immaculately finished throughout, thoughtfully extended and ideally positioned within this highly desirable area, this exceptional three-bedroom semi-detached home is sure to attract considerable interest, and an early viewing is advised.









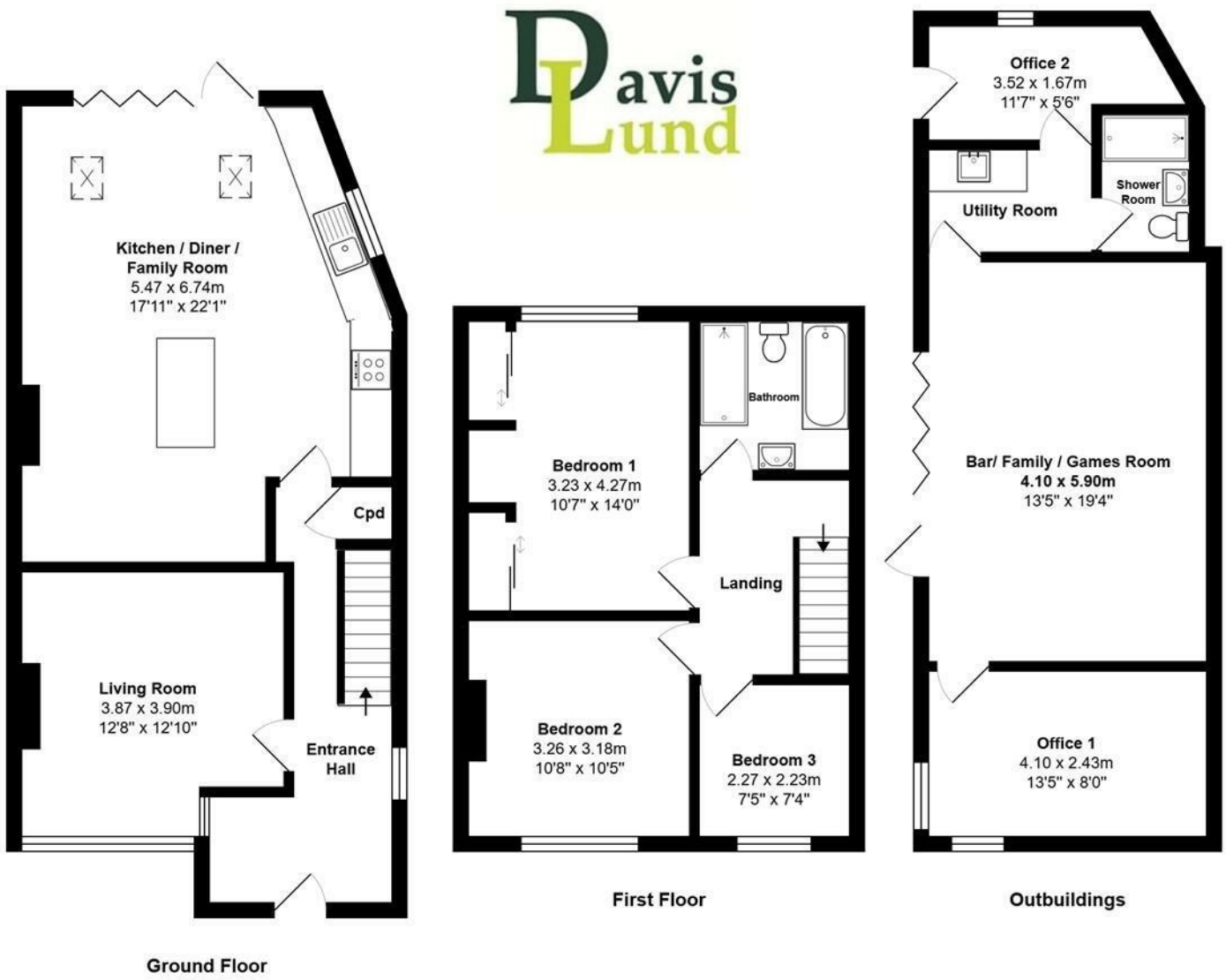








Floorplan


Davis Lund
Kitchen / Diner / Family Room
5.47 x 6.74m
17'11" x 22'1"
Cpd
Living Room
3.87 x 3.90m
12'8" x 12'10"
Entrance Hall
Ground Floor
Bedroom 1
3.23 x 4.27m
10'7" x 14'0"
Bathroom
Landing
Bedroom 2
3.26 x 3.18m
10'8" x 10'5"
Bedroom 3
2.27 x 2.23m
7'5" x 7'4"
First Floor
Office 2
3.52 x 1.67m
11'7" x 5'6"
Utility Room
Shower Room
Bar/ Family / Games Room
4.10 x 5.90m
13'5" x 19'4"
Office 1
4.10 x 2.43m
13'5" x 8'0"
Outbuildings

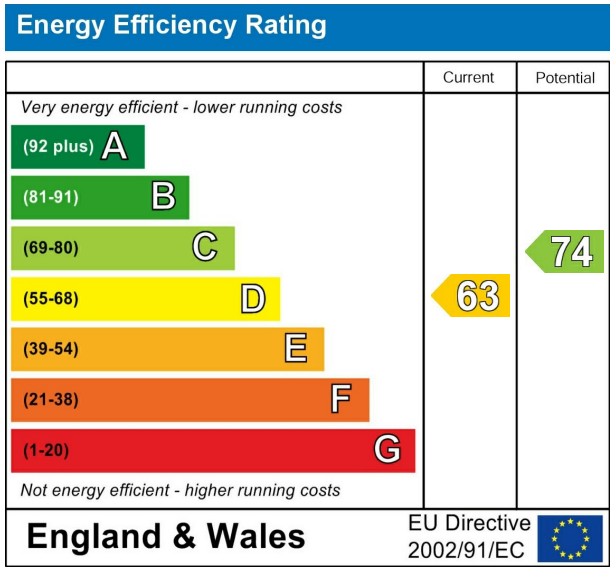


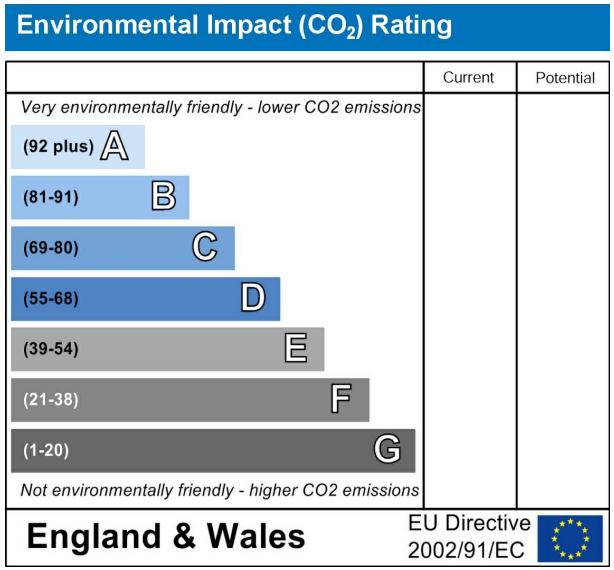






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