

Davis
Lund

Station Close
Ripon
North Yorkshire
HG4 1JF
Offers Over £300,000





A stylishly presented four bedroom detached family home, finished to a very high standard throughout whilst also boasting a secure and private rear garden. Situated on the outskirts of Ripon, the property offers countryside walks on the doorstep, whilst still benefitting from ease of access to amenities and transport links. On the ground floor there is an entrance hall, cloakroom/WC, lounge with fireplace and bay window, open plan kitchen/diner with stunning cotemporary kitchen and a utility room. On the first floor there is a landing, generous master bedroom with en-suite and fitted wardrobes, three further bedrooms and a modern house bathroom. Externally there is a garage and driveway parking, plus gardens to front and rear. Sold with no onward chain, internal viewing is highly recommended to appreciate the quality on offer.

Ground Floor

Hallway

Glazed main entrance door, stairs rising to the first floor, solid oak flooring, door into under stairs storage cupboard, central heating radiator, double doors leading to the kitchen/diner, further door into:

Cloakroom/WC

Circular window to the front elevation, wash hand basin and toilet, chrome heated towel rail.

Living Room 14' 6" x 11' 2" (4.42m x 3.41m)

A double aspect room with large bay window to the front elevation and further double glazed window to the side, feature fireplace with electric fire, two central heating radiators.

Kitchen/Diner 22' 8" x 9' 9" (6.90m x 2.96m)

A spacious open plan kitchen diner with solid oak flooring continued from the hallway, express bi-folding doors leading to the rear garden and two double glazed windows to the rear elevation, extensive range of contemporary wall and base units with granite work surfaces, inset stainless steel sink with mixer tap and waste disposal unit, integrated dishwasher and fridge/freezer, stainless steel oven with four ring hob and stainless steel extractor hood over, two central heating radiators, door into:

Utility Room

Wall and base units to match the kitchen, wall mounted Vaillant boiler, tiled floor. There has previously been a door to the side of the property, this is currently blocked off, but could be re-instated.

First Floor

Landing

Stairs rising from the ground floor, double glazed window to the side elevation, door into:

Master Bedroom 12' 6" x 11' 5" (3.80m x 3.49m)

Double glazed window to the front elevation, range of fitted wardrobes, central heating radiator, door into:

En-suite

Frosted double glazed window to the side elevation, wash hand basin, toilet and shower cubicle with glazed doors and shower, marble tiling to walls and floor, chrome heated towel rail.

Bedroom 2 9' 11" x 9' 5" (3.02m x 2.87m)

Double glazed window to the rear elevation and a skylight to the side, central heating radiator, door into storage cupboard.

Bedroom 3 9' 11" x 9' 3" (3.01m x 2.82m)

Central heating radiator, double glazed window to the rear elevation, extensive range of fitted wardrobes.

Bedroom 4 7' 9" x 6' 9" (2.36m x 2.06m)

Double glazed window to the front elevation, central heating radiator.

Bathroom

Frosted double glazed window to the rear elevation, fitted with a stylish three piece suite comprising wash hand basin, toilet and bath with glazed screen and shower over, marble tiling to floor and walls, chrome heated towel rail.

Outside

To the front of the property there is an established garden, with a driveway providing parking and giving access to the garage. A pathway down the side of the property and gate give access to the rear garden.

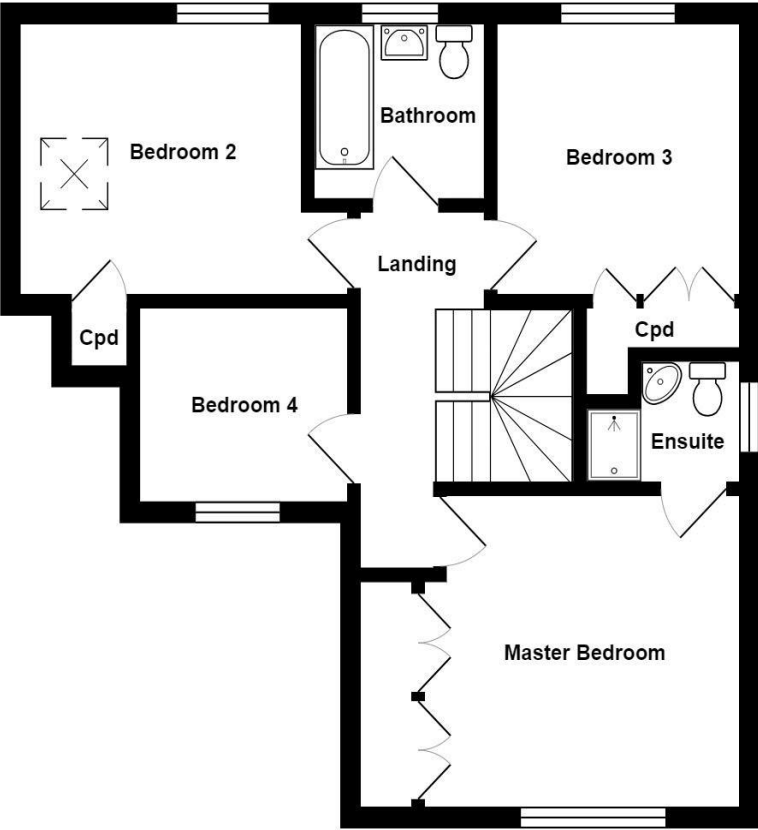
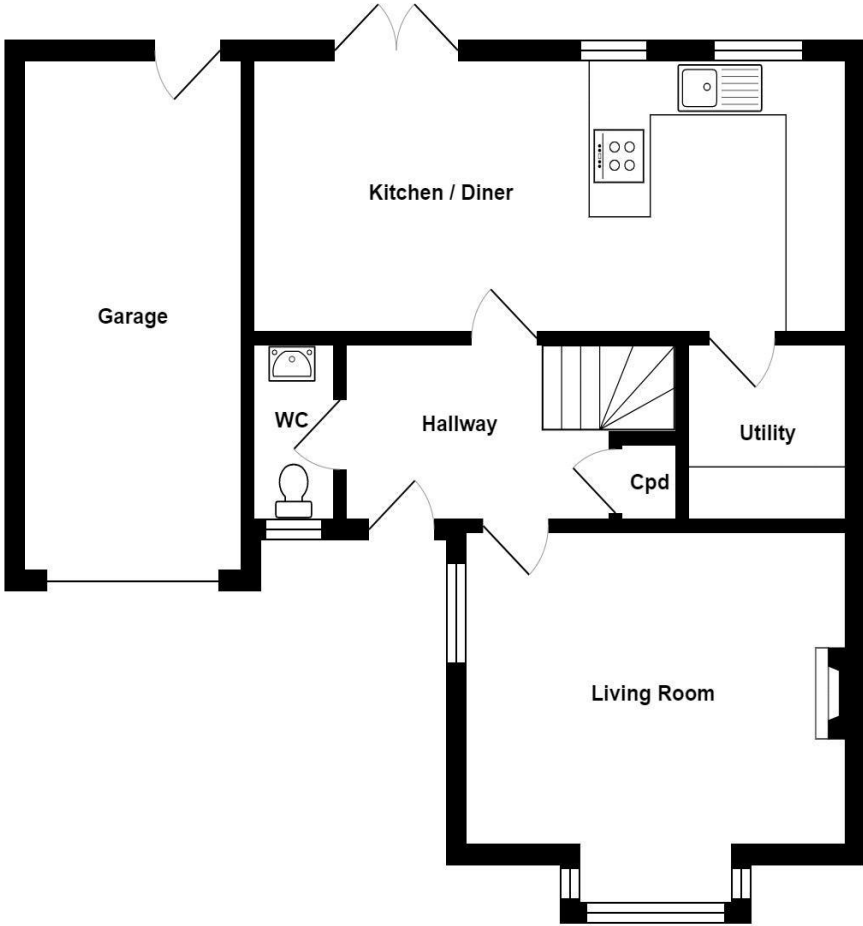
To the rear of the property there is a fully enclosed garden, offering a good degree of privacy with fence and hedge boundaries. The garden is mainly laid to lawn, with a large decked seating area, ideal for entertaining.

Garage

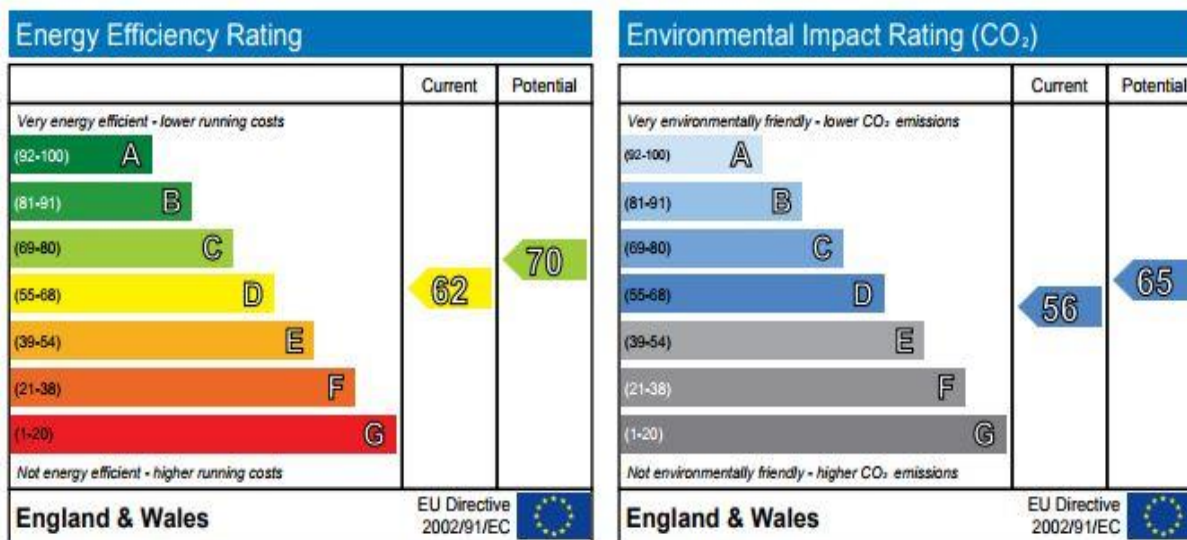
Single up and over door, further entrance door from the rear garden, power and light.



Floorplan



EPC



VIEWING BY APPOINTMENT ONLY – 01765 602233 – ripon@davislund.co.uk – www.davislund.co.uk

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