

**D**avis  
**L**und

Marton Le Moor  
Ripon  
North Yorkshire  
HG4 5DJ  
Offers Over £600,000





## **Accommodation**

A most deceptive and delightful detached bungalow, occupying a quiet setting on a small lane, servicing just a handful of properties and being located in the ever popular and highly sought after village of Marton-le-Moor.

The family home reveals meticulously maintained and immaculately presented interiors, being generously proportioned throughout and extending to approximately 2000 square foot in total, including the garage. Sitting on almost a quarter acre, the property is surrounded by beautiful landscaped gardens, making for a peaceful setting and enjoying a high degree of privacy.

The main entrance door leads into a spacious entrance hall, with loft access and a cloakroom/WC. The living room offers an attractive fireplace and double doors to the rear garden, whilst access is also available into the garden room. The open plan kitchen/diner comes fitted with a range of units and some integrated appliances, whilst the utility room has been fitted with matching units, offering space and plumbing for a washer and dryer, plus a side entrance door. An inner hallway offers storage and doors leading to the study/bedroom 4 and the integral garage. The double aspect main bedroom is a fantastic size, fitted with a range of wardrobes and offering a modern fully tiled shower room. There are two further good size double bedrooms to the rear of the property, both enjoying views over the gardens, plus the house bathroom, fully tiled and fitted with a modern white suite, including both a bath and separate shower.

Stepping outside, gated access leads to the driveway parking for several vehicles and garage beyond, whilst turning space is also available. The well stocked front garden offers a lawn and extensive patio, whilst there are numerous plants, shrubs and trees. Access is available to both sides of the property, leading to the lovely mature rear garden, again well stocked and offering high levels of privacy.

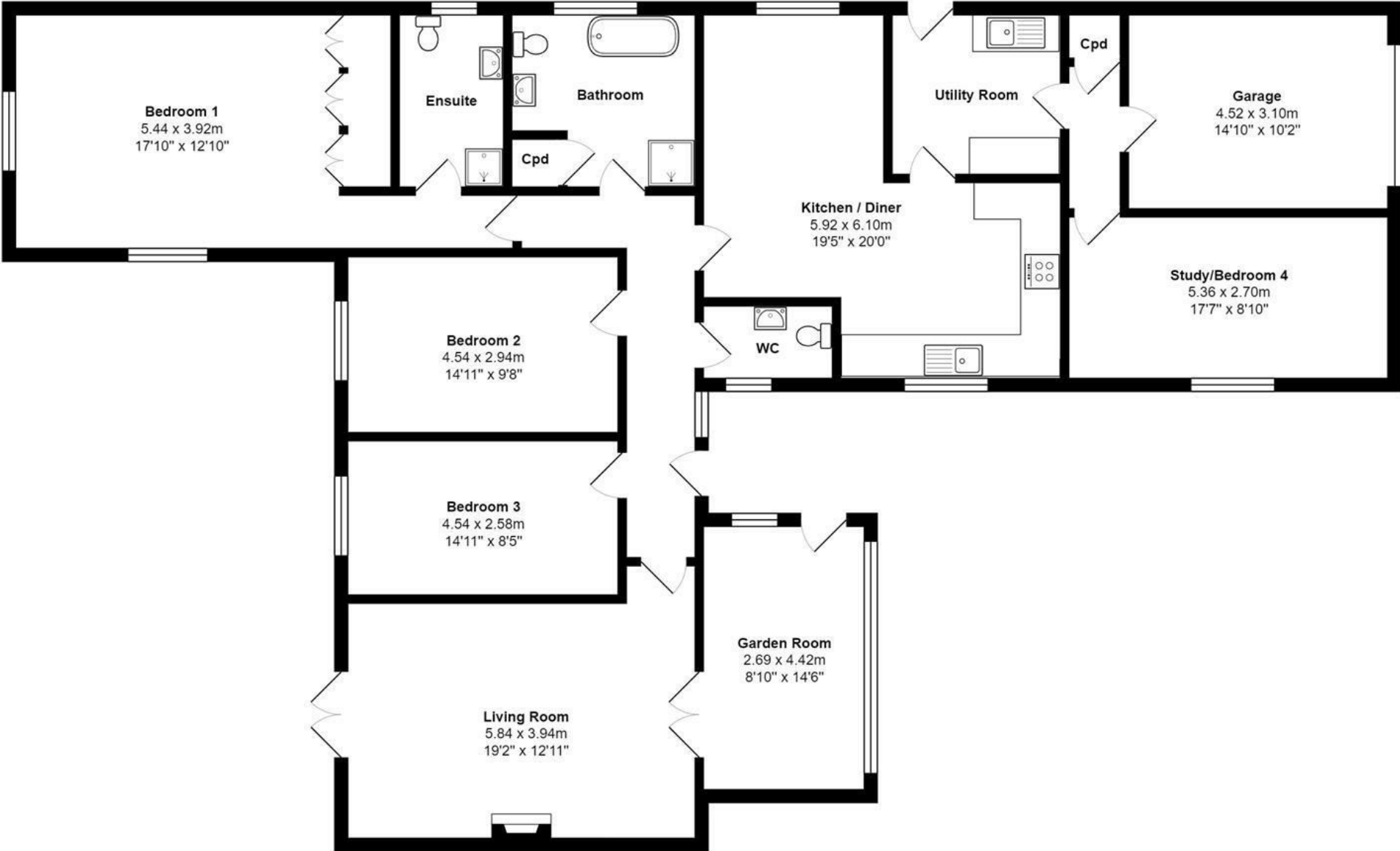
Situated in the highly regarded and picturesque North Yorkshire village of Marton-le-Moor, the property offers ease of access to Ripon, Boroughbridge, Harrogate and York, whilst the location is also ideal for commuters, with the A1M and A19 easily accessible, plus Thirsk train station (with mainline links) is approximately 10 miles away. With schooling for all ages available at Ripon and Boroughbridge, including the highly regarded Ripon Grammar School, the location is also ideal for family life.

Properties in Marton-le-Moor are rare to market and an early viewing is advised on this lovely home, which really does demand an internal inspection, to appreciate the space, quality and tranquil setting on offer.



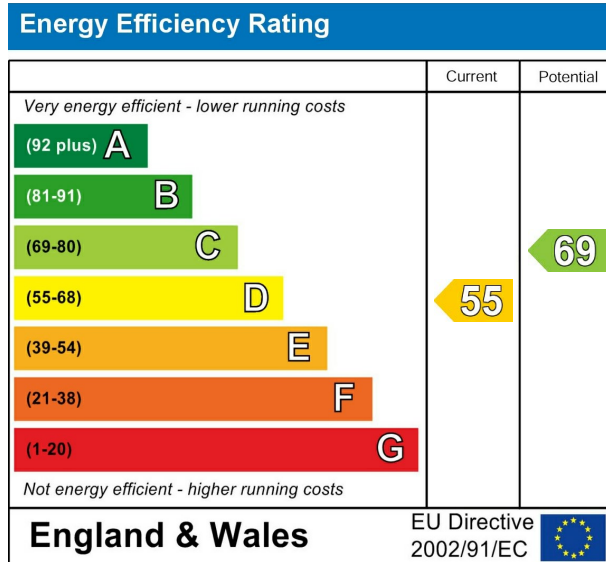


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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