

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

Park Drive  
Masham  
North Yorkshire  
HG4 4HY  
Guide Price £530,000





## **Accommodation**

A substantial five bedroom detached dormer bungalow, revealing extensive and flexible accommodation, extending to approximately 2500 square foot in total. The bungalow is located on a highly sought after cul-de-sac, offering a peaceful elevated setting and enjoying rooftop views over Masham.

The property is almost unrecognisable from its original layout, having been extended and also subject to a loft conversion, adding three further bedrooms and a bathroom, whilst also adding flexibility to the layout.

The property is located in the highly sought after Market Town of Masham, occupying a highly desirable location and being just a short walk from the centre and the array of amenities on offer. The property is also located close to the lovely riverside and country walks, making it ideal for dog owners or those who enjoy the outside lifestyle.

On the ground floor the main entrance door leads to a spacious entrance hall, with stairs rising to the first floor. The generous size main living room offers a fireplace and views over the garden, whilst also having access into the spacious open plan kitchen/diner, fitted with an extensive range of units and having a side access door. The space flows beautifully into the lovely garden room, flooded with light and offering double doors to the garden. There are two good size bedrooms and a large wet room completes the downstairs layout, with a tiled floor and white suite, plus a large walk in shower cubicle. To the first floor there is a landing with eaves storage (access also available from the other first floor rooms), main bedroom with an ensuite shower room and lovely open views, two further bedrooms and a modern bathroom, fitted with a white suite including a bath with glazed screen and shower over.

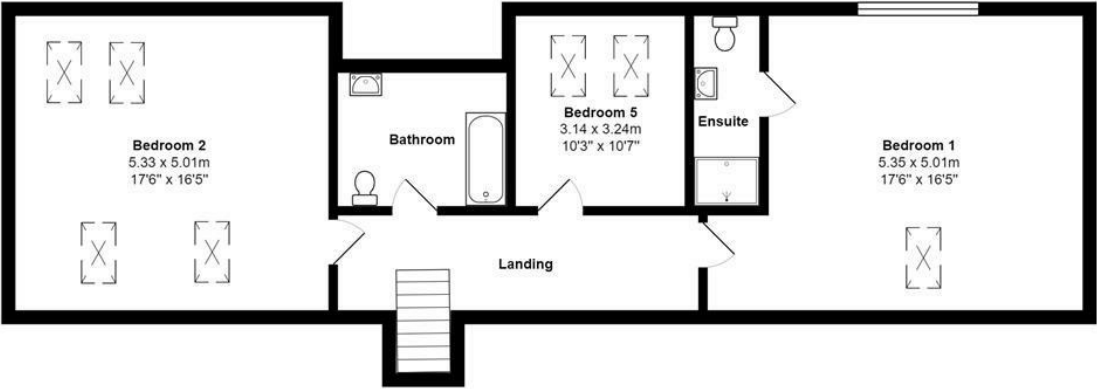
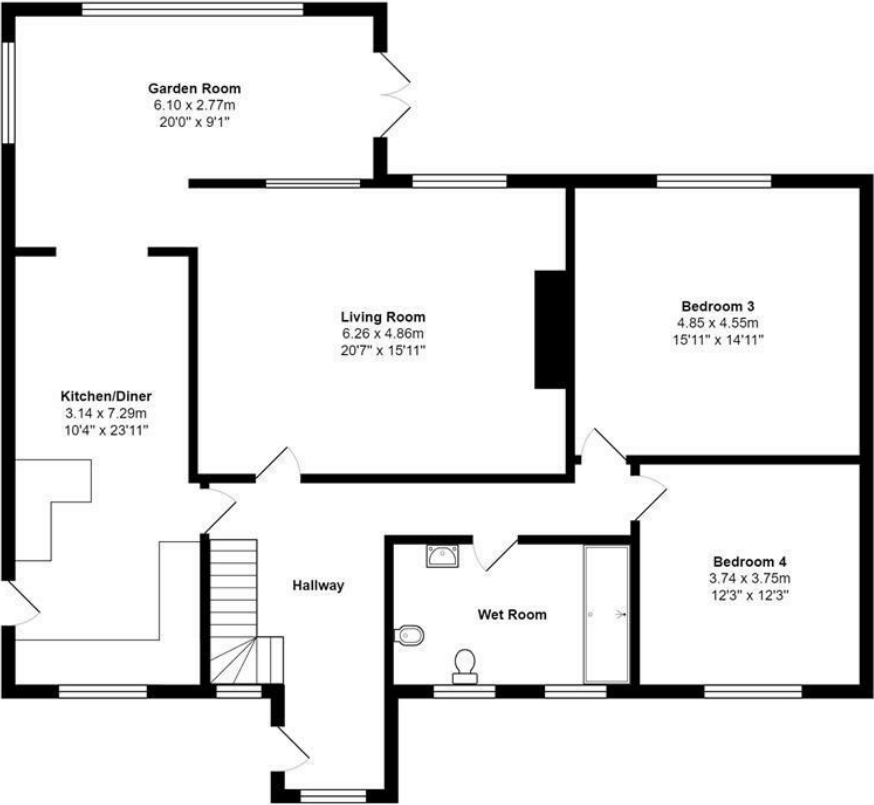
Externally the property enjoys wrap around gardens and a high degree of privacy. A driveway provides parking and gives access to the single garage. Lawned gardens continue to both sides of the property, with high hedge and fence boundaries. The lawned rear garden is a great size, with a patio area and again enjoying rooftop views.

Properties of this size and quality are rare to market, especially in such a sought after area and an early viewing is advised on this fabulous home.







Floorplan





EPC

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

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

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [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.

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