





Accommodation

A lovely extended link detached family home, nestled away in a small cul-de-sac development and occupying a prime plot with extensive well kept gardens. The house has been extended to the side, but due to the good size plot, there is still the opportunity to further extend, subject to necessary permissions and consents. The extension has created a fantastic open plan living space, which flows seamlessly to the garden, whilst the property is well presented and maintained throughout.

Located in the sought after village of Melmerby, the property offers a lovely setting, with a fantastic outlook, including the village green. The house offers double glazing and LPG gas central heating, whilst a garage and parking are also available.

On the ground floor there is an entrance hall with stairs rising to the first floor and access to the cloakroom/WC. There is a good size double aspect living room with patio doors to the garden and a wood burning stove, plus a further multifunction reception room, ideal for use as a study or snug. The open plan kitchen/dining/family room makes for a great living space, again with double door access to the garden. The kitchen comes fitted with an extensive range of modern units and some integrated appliances, whilst the utility room offers further storage and space for a washing machine, plus a door leads to the driveway parking. To the first floor there is a landing with loft access hatch and storage cupboard, main bedroom with fitted wardrobes and modern ensuite facilities, three further good size bedrooms (all with fitted wardrobes) and the modern house bathroom, which is part tiled and fitted with a white suite, including a bath with glazed screen and shower over.

Externally there is driveway parking for two cars to the rear of the house, whilst access is also available to the single garage. A gate and passageway leads to an extensive patio area, making a great seating and entertainment space. There are lawned gardens to the front and side of the house, being a really good size, whilst also fully enclosed and ideal for purchasers with children and dogs. There is a timber storage shed, log store, rear garage access door and also gated access back onto the main street.

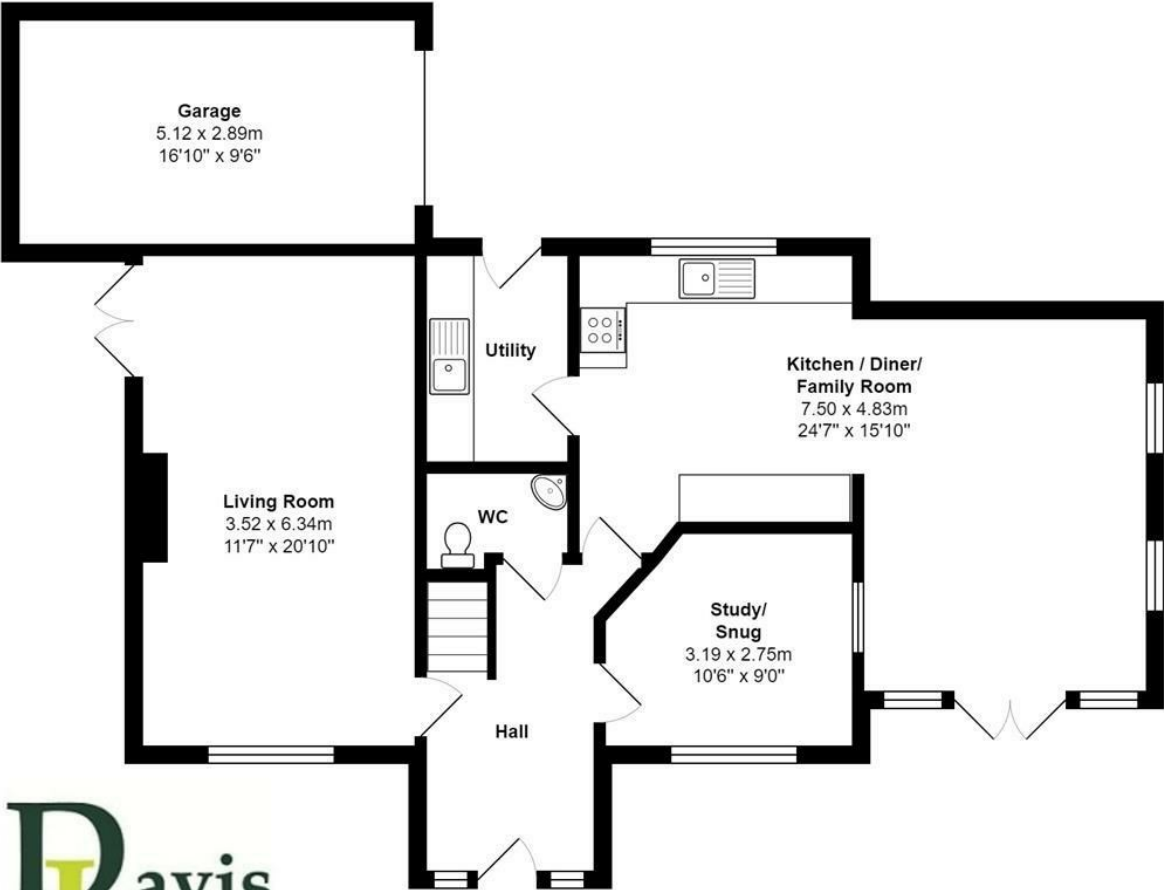
The village itself is ideal for commuters, situated close to the A1 and A19, whilst also offering ease of access to both Ripon and Thirsk, with Ripon being just approximately five miles away. Rail links are also available from Thirsk train station, which is similar distance away.

Plots of this size are unusual on modern developments and an early viewing is advised on this lovely home.

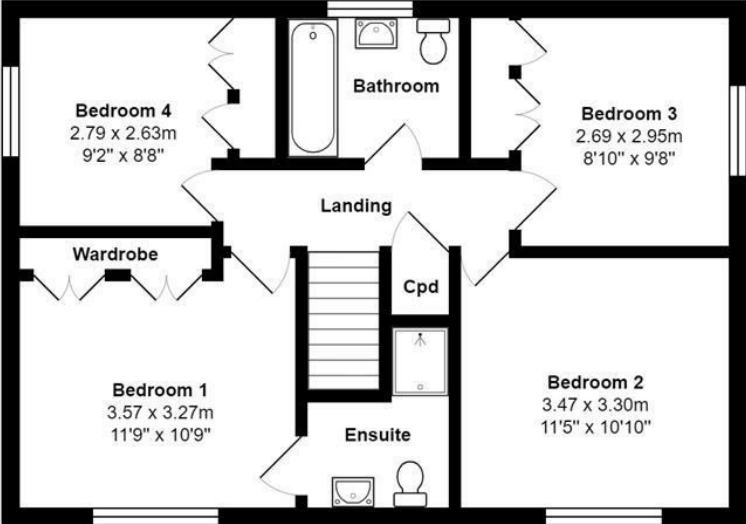




Floorplan



Ground Floor

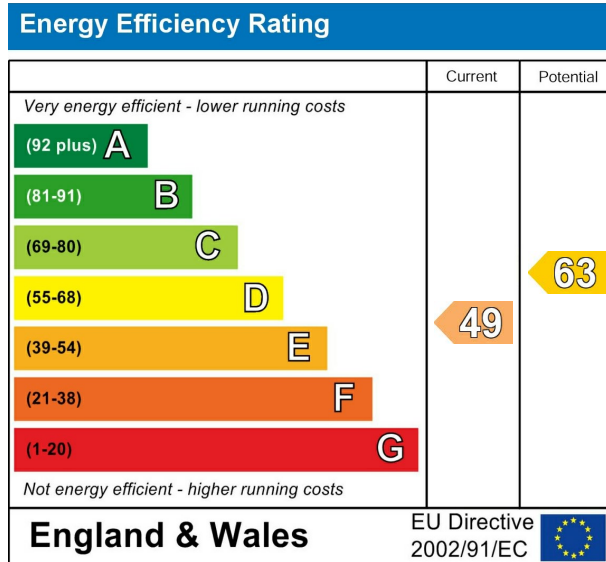


First Floor





EPC



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