

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

Beech Close  
Baldersby  
Thirsk  
YO7 4QB

Guide Price £275,000





## **Accommodation**

A stylishly presented and skilfully extended three bedroom family home, situated in the highly sought after village of Baldersby and located on a great size plot.

Having been much improved in recent years, the property has undergone a full renovation, including a lovely new kitchen and bathroom, whilst the property now offers a free-flowing extended open plan kitchen/living space, ideal for family life. The house sits on a very generous plot, offering lovely enclosed gardens, ample parking and a single garage. The house has been finished to a high standard and enjoys some great integrated tech, including a fitted radio and ceiling speakers in the several of the rooms (and the outside area), whilst the living room also boasts feature lighting and even an electric blind.

On the ground floor the main entrance door leads into the entrance hall, with stairs rising to the first floor. The double aspect living room comes fitted with a wood burning stove, whilst also offering feature lighting and under stairs storage. The open plan kitchen/diner/family room offers a lovely living and entertainment space, with seamless access to both the side and rear gardens and a tiled floor with underfloor heating running throughout, plus a cupboard housing the oil boiler and skylights flooding the space with light. The kitchen comes fitted with an extensive range of quality units and integrated appliances, whilst the space also incorporates a breakfast bar. To the first floor there is a landing with loft access hatch, three bedrooms (two generous doubles and a further single) and the part tiled house bathroom, fitted with a white suite including a bath and separate shower, whilst also offering underfloor heating.

Externally there is an extensive gravelled driveway to the front of the house, providing parking for several vehicles. There is a single garage, plus a shed and log stores. A low maintenance garden continues to the side of the house, with a raise decked seating area and planted borders. The rear garden is fully decked and fitted with a substantial timber gazebo, making a fantastic covered entertainment area. The oil tank is enclosed by fencing and neatly concealed.

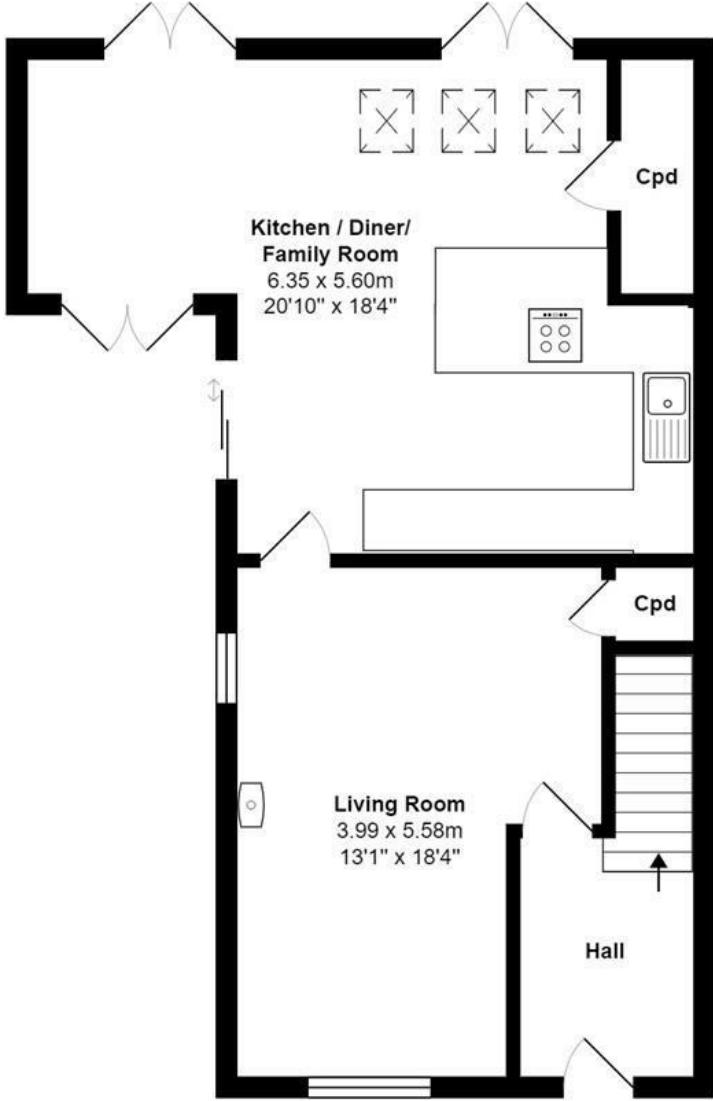
Ideally situated for access to both Thirsk and Ripon, the property offers ease of access to shops and amenities, whilst transport links are readily available, including the A1, making the location ideal for commuters.

Properties in this price bracket are rare to market in this sought after village and an internal viewing is essential to appreciate the space and plot size on offer.

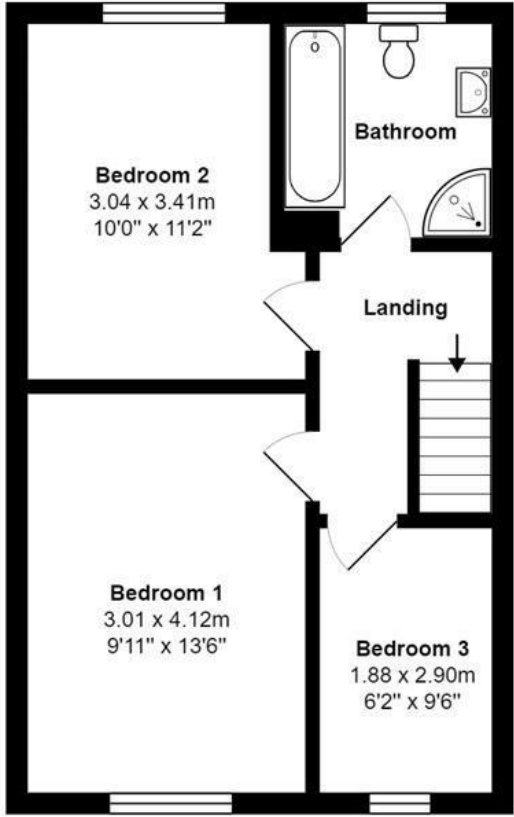




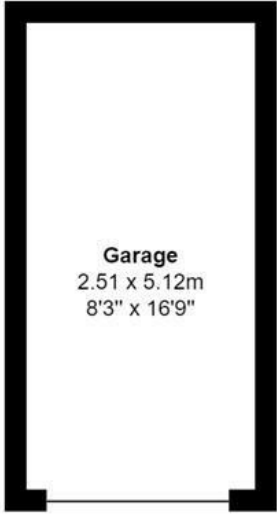
Floorplan



Ground Floor



First Floor

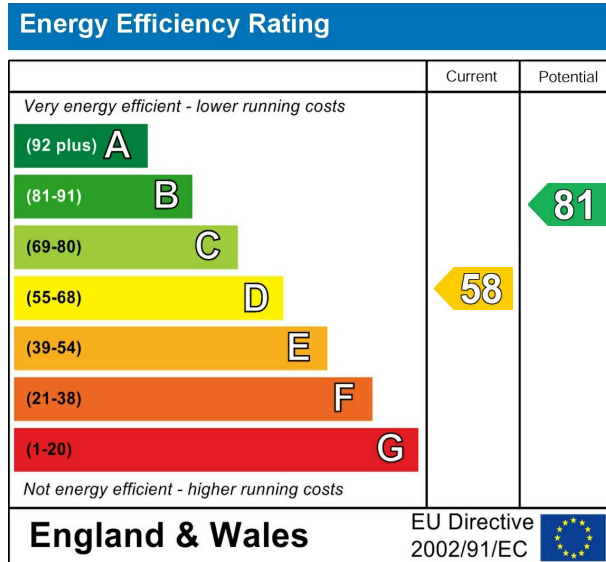


Garage





EPC



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