



Whitcliffe Drive, Ripon, HG4 2JX

Offers Over £395,000



## Whitcliffe Drive, Ripon, HG4 2JX

A rare opportunity in the current market, this significantly enhanced detached residence offers turn-key comfort and life-ready style in a great location where you can enjoy a stroll into Ripon or a walk into the surrounding countryside.

SOLO say: Properties of this era are renowned for ample natural light from their wide windows and good proportions. Having carefully selected this particular example for its advantageous, set-back position and excellent plot, the current owners embarked upon an audacious project to extend and re-configure the original design to suit the needs of their growing family. The magnificent open-plan living, dining kitchen is, without doubt, the stunning centrepiece of the home, incorporating elegant design and thoughtful features you'd expect to find in much more expensive homes. The stylish theme continues as you explore the rest of the generously proportioned accommodation, with impeccable taste and a keen attention to detail evident at every turn.

Style is nothing without substance and this home delivers on every front. Thoughtful and practical features abound including the provision of a utility room, plentiful storage, a single garage and a generous rear garden. Don't be deceived by the deceptive nature of this property... behind the attractive and understated façade, a captivating modern home of your dreams awaits.





Stepping into the hall reveals the stairs and a useful downstairs toilet. Take a peak at the cosy sitting room where natural light from two wide windows compliments the versatile proportions. The jaw-dropping open-plan living space incorporates a meticulously planned and stylishly appointed kitchen, a spacious dining area and sociable sitting areas with wide multi-position bi-fold patio doors allowing seamless indoor/outdoor connectivity.

Continue upstairs where the bright landing has a deep linen cupboard. Bedroom one has a wide window to the rear, an extensive range of fitted wardrobes and the luxury of a beautifully appointed en-suite shower room. Bedroom two has a wide window to the front and fitted wardrobe, bedroom three has a wide window to the side, and a sleek bathroom completes the accommodation with a white suite including a bath with shower over.





A gravelled drive provides off-street parking for up to three cars and leads to an attached garage. The front garden is also gravelled, giving a cohesive look to the frontage.

The good size rear garden enjoys a favourable westerly orientation, ideal for catching the afternoon sun, while mature trees add to the tranquility and privacy. With the bi-folding doors wide open, the large porcelain tiled patio becomes part of the house and is perfect for relaxing evenings or entertaining. The lawn is bordered by a deep flower bed, pathway, garden shed and smart fencing with a further raised bed at the far end.

Whitcliffe Drive is a prestigious address on the south side of Ripon, well-placed for local amenities and countryside walks. The historic centre of Ripon is within easy driving, bus ride or walking distance and offers a vibrant range of shops, cafes and general amenities located around the picturesque market place.

There is a choice of primary schools and the 'Outstanding' rated Ripon Outwood Academy or Ripon Grammar for older children. Ripon also offers a range of excellent sporting and leisure facilities or pubs and restaurants depending on your predisposition.

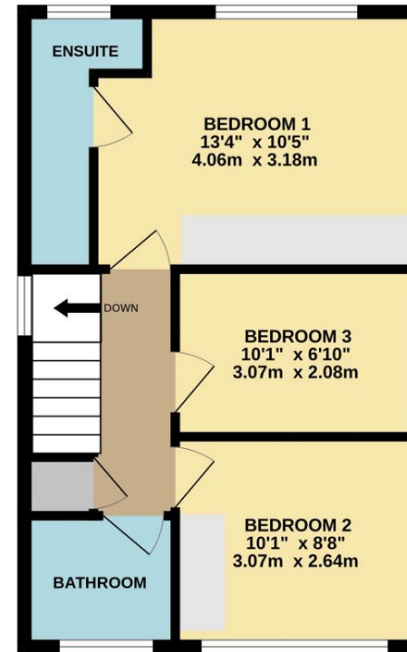




GROUND FLOOR

## Whitcliffe Drive, Ripon

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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