



Willow Close, Ripon, HG4 2FA

£495,000

**SOLO**
estate agents

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NEW PRICE, NO CHAIN. Voluminous high specification detached residence of almost 2000 sq. ft. of versatile three/four bedroom accommodation and excellent storage, forming part of a small private road development in this sought-after and convenient area.

It is exceptionally rare, in the current market, to find such an attractive and distinguished family residence in a great location where you can enjoy a stroll into Ripon or a walk into the surrounding countryside. Combining aesthetically pleasing design, excellent efficiency and an enhanced specification, this most deceptive modern home will make an inspired choice for the next discerning owner.

SOLO SAY: Disappointed by ordinary, run-of-the-mill, new-builds, our vendors selected this particular property for its striking individual design, favourable southerly orientation and the generous 'American-size' proportions throughout. They then embarked upon a painstaking programme of upgrading the original specification to their exacting requirements including choice improvements to the kitchen and bathrooms and adding plantation shutters throughout. With a keen eye for quality and attention to detail, the vendors have created the house it always should have been, where stylish and contemporary features showcase the imaginative forms, clever use of natural light and elegant, balanced proportions.

The stunning, open-plan, living/dining kitchen forms the centre-piece to the house, offering relaxed and sociable space perfect for the modern lifestyle, complimented by seamless indoor/outdoor living options. The generously proportioned and versatile accommodation offers four excellent size bedrooms, or three if you prefer an additional reception room, and luxurious bathroom fittings.

Intelligent and thoughtful features abound including modern electric heating, solar panels, state-of-the-art security and an EV charging point.





A covered porch guides you into the spacious hallway where there's a useful cloaks cupboard, downstairs WC and the stairs to the first floor. The fabulous, open-plan living space begins with a stylishly upgraded kitchen where a comprehensive range of units is complimented by contrasting quartz worktops, a range of quality AEG appliances and an island unit with breakfast bar. The light and airy living space provides numerous options for living and dining areas, depending on personal requirements, and a wide window to the rear maximises the morning sun and incorporates double doors to the garden. A separate utility room adds useful practicality and storage.

Also on the ground floor, you'll find double bedroom three with a free-standing wardrobe and a stylishly equipped en-suite bathroom, and there's a further, generously proportioned bedroom or a separate reception room if preferred.

The staircase leads, via the impressive and bright stair-well, to the first floor landing. Bedroom one benefits from high ceilings, three windows, a range of fitted wardrobes and a luxuriously appointed en-suite shower room. There is access from bedroom one to a large under-eaves area with plumbing for washing appliances and ample storage space. Bedroom two has a window to the front, free standing wardrobe and access to another large under-eaves storage area.



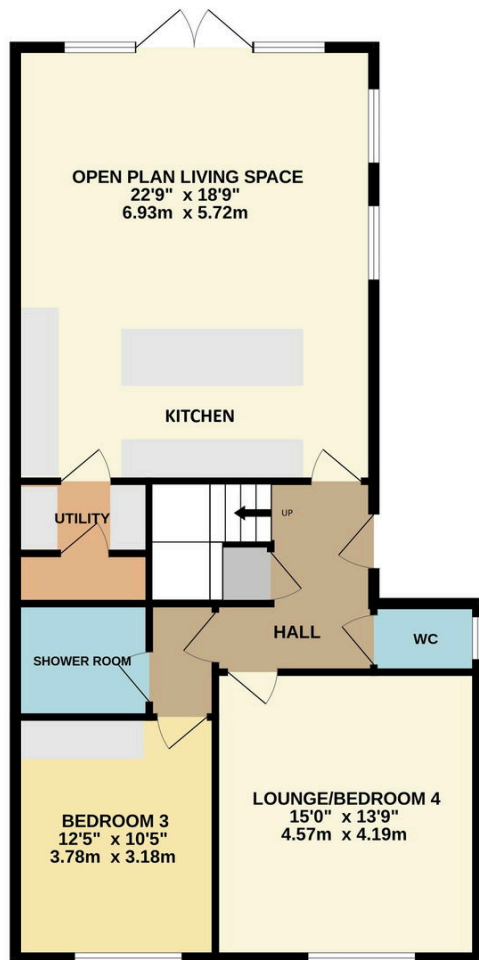
The property offers low maintenance, open-plan gardens to the front and side and there's an enclosed, private garden to the rear and a gate leading to two parking spaces with EV charger.

Willow Close is a small cul-de-sac development of just five properties in a sought-after area conveniently placed for excellent local amenities including a regular bus service and a local store/post office at the end of the road. There are also many walks into the lovely countryside that surrounds Ripon. The house is just a few hundred metres away from the renowned Ripon Grammar School and Outwood Academy, both rated outstanding by OFSTED.

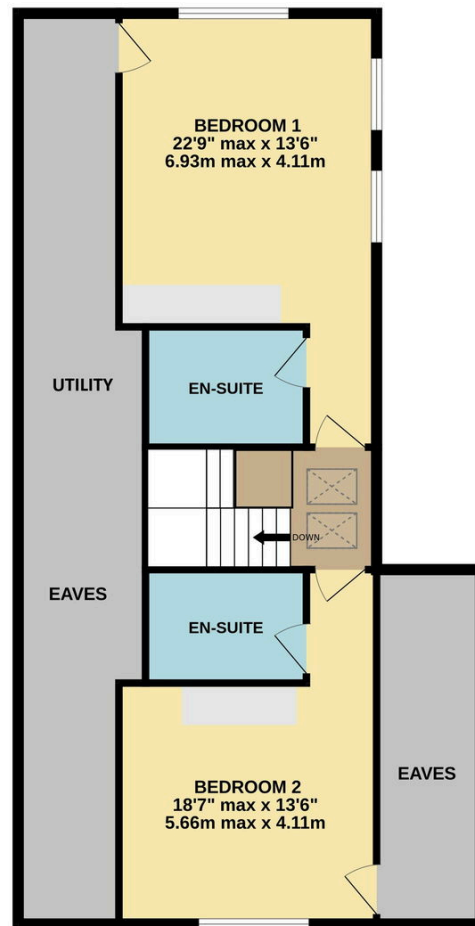
The historic city centre is within easy reach and provides a range of shops, restaurants, and a local market every Thursday which is held on the famous market square. Ripon has a thriving community and is considered a vibrant and friendly place to live with plenty of sports clubs and leisure facilities.



GROUND FLOOR
997 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
997 sq.ft. (92.7 sq.m.) approx.



WILLOW CLOSE RIPON
TOTAL AREA APPROX. 1995 sq ft (185.3 sq m)
including eaves storage space

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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