



Sycamore Close, Baldersby, YO7 4ED

Offers in the region of £420,000

## Sycamore Close, Baldersby, YO7 4ED

A great opportunity to buy an especially distinguished, stone-built modern home forming part of a bespoke small development of only five houses by local builders of excellent repute, T & E Wilson Properties Ltd in the very heart of this well-regarded and superbly situated village.

SOLO SAY: Disillusioned by the monotony of standard new-builds, the thoughtful individual design and incredibly generous proportions immediately struck a chord with our vendors. With a keen eye for quality and attention to detail, they have added personal touches to the already impressive specification including enhancements to the kitchen and bathrooms together with a seamlessly integrated loft conversion to accommodate their growing family.

The result is a seldom found air of sophistication and character where stylish and contemporary features showcase an impressive approx. 1650 sq ft of aesthetically pleasing and immaculately presented accommodation.

Further increasing the appeal, the high specification is complimented by innovative features including a Plumis fire suppression system, ASHP (air source heat pump) 'zoned' central heating with underfloor heating on the ground and first floors together with energy saving 'down-lighting' resulting in a reduced carbon footprint and lower energy bills.





An enclosed porch leads into a generously sized sitting room where the neutral tones and oak flooring create an immediate sense of tranquillity.

The stunning dining kitchen is the centrepiece of the house, offering sociable space for dining and relaxing with oak flooring and double doors to the garden for indoor/outdoor living. The beautifully appointed and ergonomically planned kitchen combines eye-catching detailing, ample workspace, plentiful storage and a range of quality integrated appliances.

Note the handy downstairs toilet located under the stairs before continuing to explore the first floor where the spacious landing has a useful storage cupboard. Bedroom one is the epitome of peace and luxury with a generous dressing area leading to a beautiful en-suite shower room.

There are two further generous double bedrooms on this floor, one having fitted wardrobes, the other a free-standing wardrobe. The stylishly presented house bathroom features a de-misting mirror.

Take the expertly matched stairs to the second floor and you'll discover another stunning bedroom suite with a range of built-in furniture, dressing area and en-suite shower room.



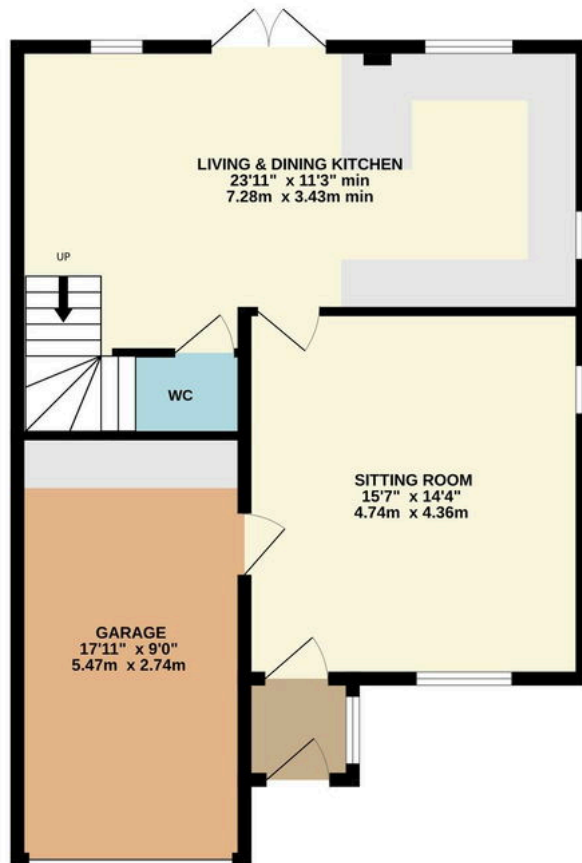
There is ample parking at the front of the house and an integral single garage with utility space at the rear. The enclosed back garden enjoys a favourable southerly orientation and provides a full width paved patio and a good size, level lawn.

The property forms part of a select development of only five properties in a private 'cul-de-sac' and is ideally situated to make the most of village life. Baldersby has a friendly community and offers a park, cricket field and walks into the surrounding countryside.

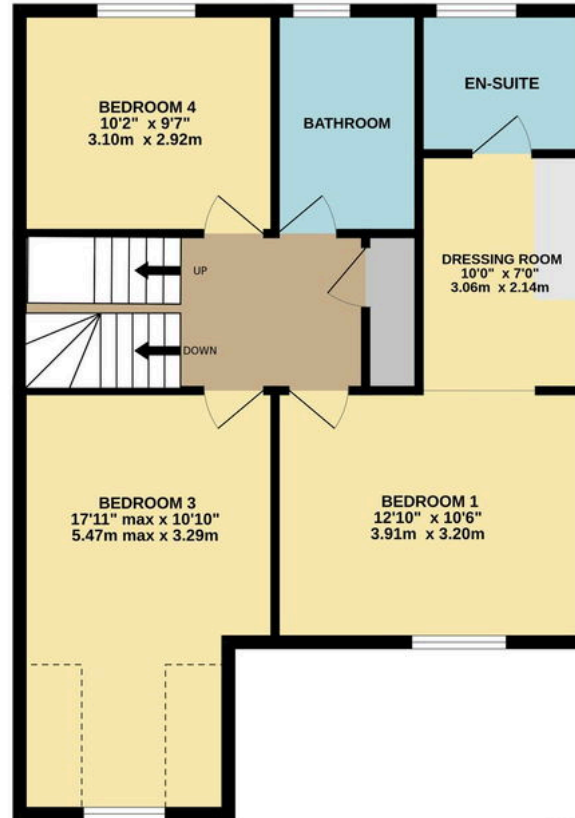
The market town of Thirsk and Cathedral city of Ripon are within easy driving distance and offer a wide range of shops and everyday amenities. The area is superbly placed for commuters and regular travellers with easy access to the A1(M), A19 and railway station at Thirsk.



GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
703 sq.ft. (65.4 sq.m.) approx.



2ND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 sq.m.) approx.

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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