

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

Lark Lane  
Ripon  
North Yorkshire  
HG4 2HW  
Offers Over £550,000





## **Accommodation**

A sleek and stylish detached bungalow, nicely tucked away and revealing extremely spacious and extended accommodation, offering almost 2000 square foot of floor space in total.

The layout offers great flexibility, with large reception rooms, including a stunning fitted kitchen and 22 foot long family/entertainment room, with bi-fold doors leading an extensive patio. The layout no doubt offers annexe potential and rooms could be reconfigured, to incorporate a relative, subject to any necessary consents.

Internally the bungalow offers a spacious reception hall with double doors leading to large family/entertainment room, overlooking the gardens. There is a stunning open plan kitchen/diner to the rear of property, fitted with a range of modern units and some integrated appliances, whilst patio doors lead to a further private patio seating area, plus there is a well equipped utility room, with rear access door. There is a stylish fully tiled bathroom with both a large bath and walk in shower, whilst the good size living room features a fireplace with gas fire and sliding door access to outside. The study/bedroom 5 is accessed off the living room, whilst the inner hallway leads to four further good size bedrooms (three with fitted storage) and large shower room, again stylishly fitted with a white suite and large walk in shower. The property offers gas central heating and double glazing, whilst solar panels are also in place.

Externally lane access is available off Lark Lane, leading through electric gates to the driveway parking for several vehicles and double detached garage. There are good size gardens, mainly laid to lawn, whilst there are a number of patio seating options, plus a further decked entertainment area, currently housing a hot tub.

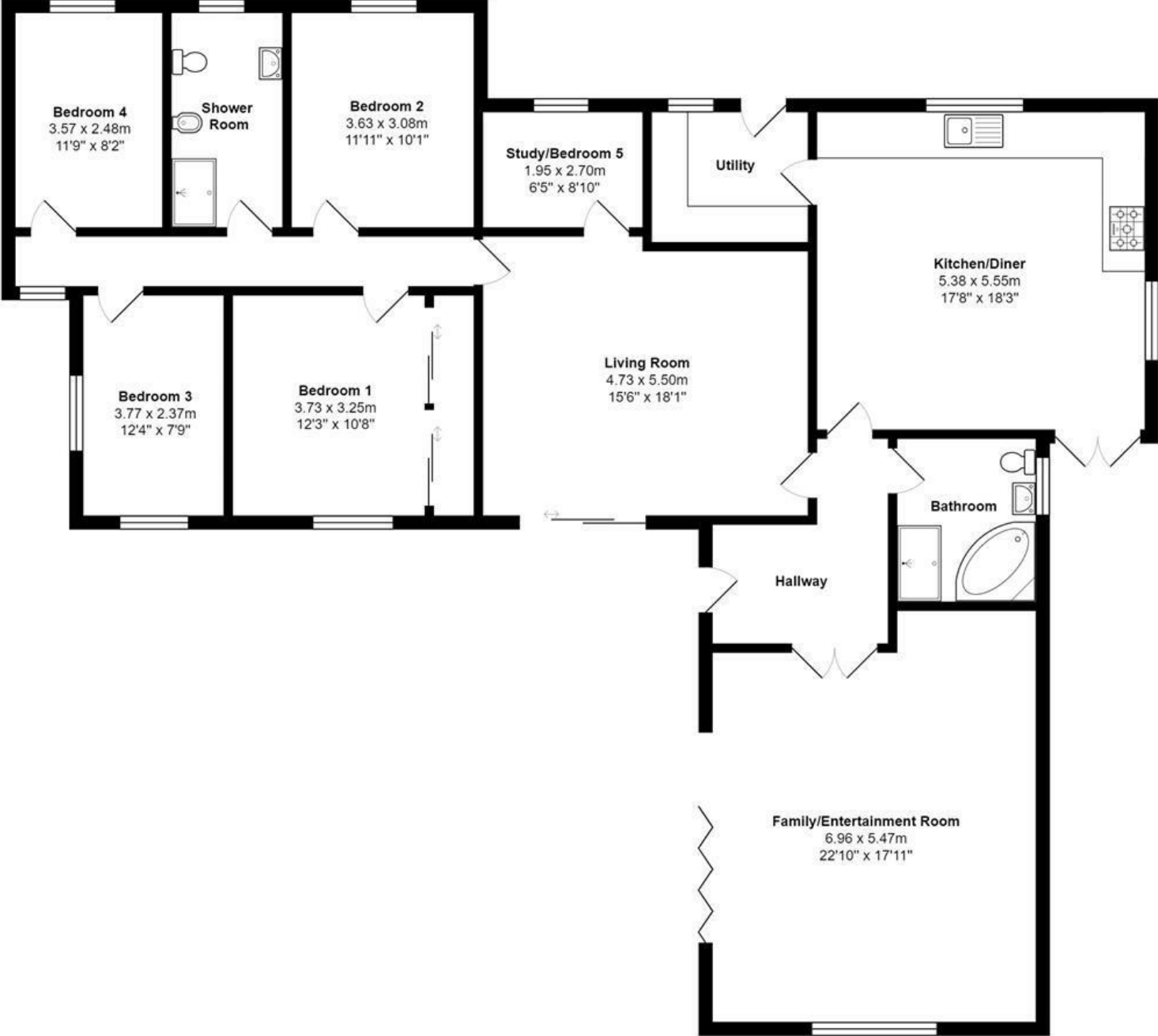
The bungalow is situated in one of Ripon's most sought after residential areas and the property could not be better placed for Ripon's secondary schools, with both the Outwood Academy and the highly regarded Ripon Grammar School just a short walk away. Shops and amenities are available close by, whilst the property is also ideally placed for countryside walks.

Properties of this size and quality are rare to market, especially located in such a highly desirable and sought after area.



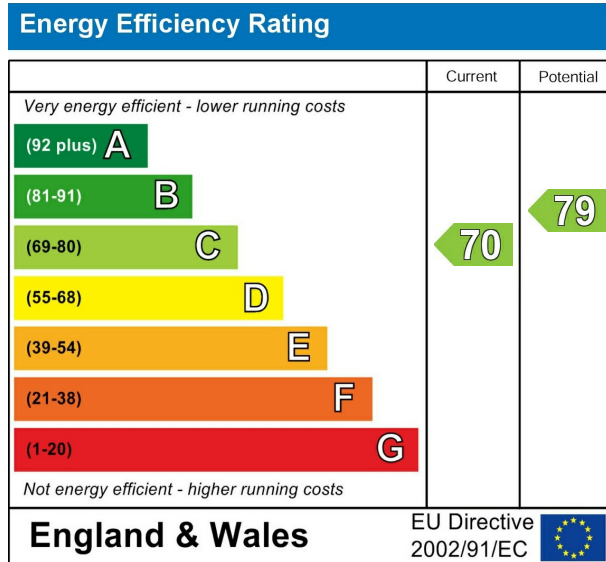


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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