

Davis
Lund

Ronway Avenue

Ripon

North Yorkshire

HG4 2NW

Guide Price £450,000





Accommodation

A fully renovated and completely transformed detached dormer bungalow, situated in a small cul-de-sac and located in a sought after residential area to the south of the city.

As part of the full renovation, the layout has also been reconfigured, now offering extremely spacious and flexible accommodation, extending to approximately 1750 square foot in total, including the integral garage. The property offers five bedrooms in total, whilst one could easily be utilised as a further living room/study, should the new owner(s) wish. The renovation works have been carried out to a high standard and no expense has been spared throughout, which shows in the finished property.

The bungalow also sits on a great size plot, with beautifully kept gardens to three sides and a double driveway providing parking for numerous vehicles.

The main entrance door leads to the entrance porch and spacious entrance hall beyond, with two storage cupboards and staircase leading to the first floor. The double aspect living room is situated to the rear of the bungalow, enjoying views over the gardens. An open plan kitchen/diner provides a great cooking and entertaining space, fitted with a range of modern units and integrated appliances, whilst double doors open onto the patio. There is a matching fitted utility room, which houses the gas central heating boiler, with rear access door and further door into the single garage. There are three bedrooms (one currently utilised as a second living room) to the ground floor and a modern fitted shower room, with large walk in shower cubicle. To the first floor there is a landing, two further bedrooms, one offering a large storage cupboard and a further shower room, again offering a modern suite and finished to a high standard.

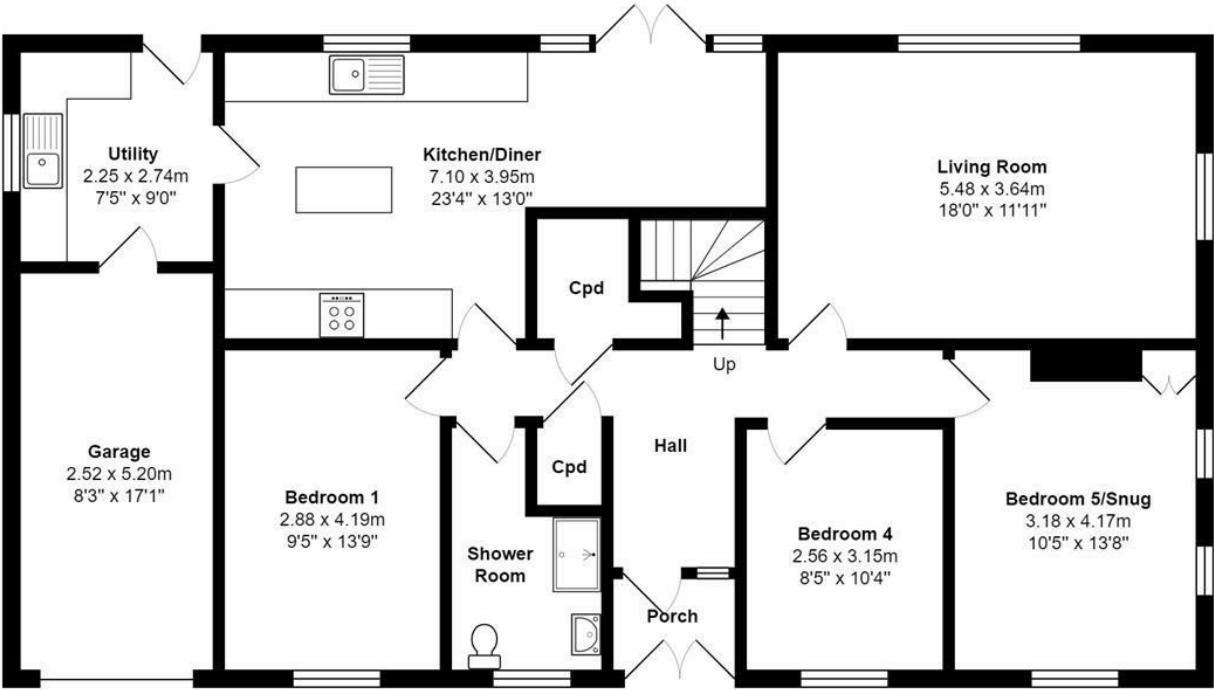
Externally a double entrance resin driveway provides parking for several vehicles, whilst also giving access to the garage. Access is available to both sides of the property, the side garden being fairly low maintenance, whilst also offering stocked borders. The enclosed rear garden is a real delight, well established with mature shrubs, perennials and two apple trees. The garden is mainly laid to lawn, with seating areas making the most of the sun throughout the day.

Properties of this size and quality are rare to market, especially in such a sought after area. The bungalow is also ideally placed for access to shops and amenities and an early viewing is advised on this highly desirable home.

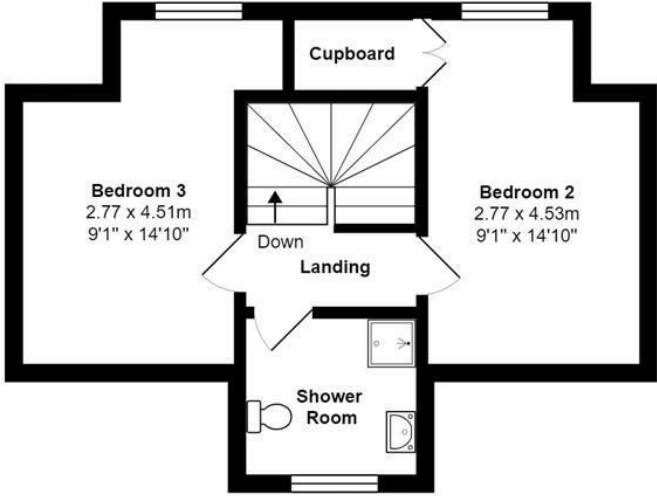




Floorplan



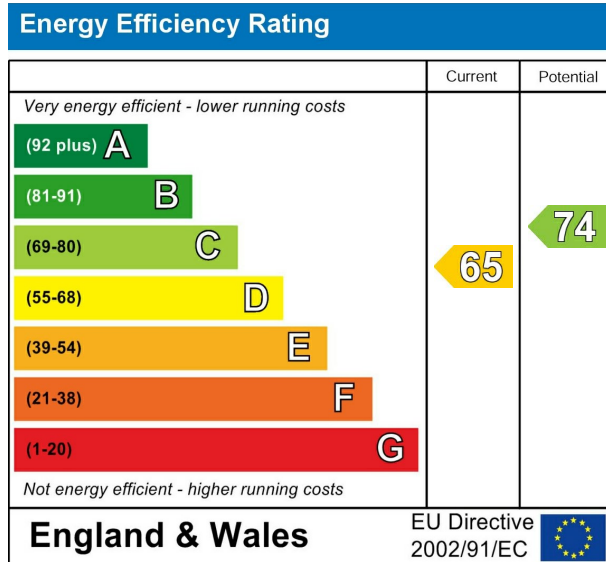
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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