

Davis
Lund

Kirkby Drive
Ripon
North Yorkshire
HG4 2DP

Offers Over £425,000





Accommodation

Nestled away in a small cul-de-sac, this beautifully presented detached family home sits on a generous corner plot and reveals a sleek and stylish interior. The property has just undergone a full renovation, with no expense spared and quality products used throughout. This certainly shows in the impeccable finish and this property is a real eye catcher.

The extended home sits on a fantastic size plot, with gardens to three sides and parking for numerous vehicles, including space for a camper/caravan. The large plot no doubt offers the opportunity to further extend, subject to necessary consents, seeming ideal for growing families.

The house 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.

On the ground floor the main entrance leads into the hallway, with stairs rising to the first floor and access to the cloakroom/WC. The living room is situated to the front of the house, whilst an open plan kitchen/dining/family room overlooks the rear garden. The kitchen offers a high end finish, with a range of stylish units and some fitted appliances. Solid wood flooring runs throughout the ground floor, whilst the extension leads seamlessly to the outdoor space, ideal for entertaining. To the first floor there is a spacious landing with loft access and storage cupboard, main bedroom with a modern ensuite shower room, two further bedrooms and the house shower room, again finished to a high standard, with a stylish white suite and large walk in shower, whilst a cupboard provides further storage.

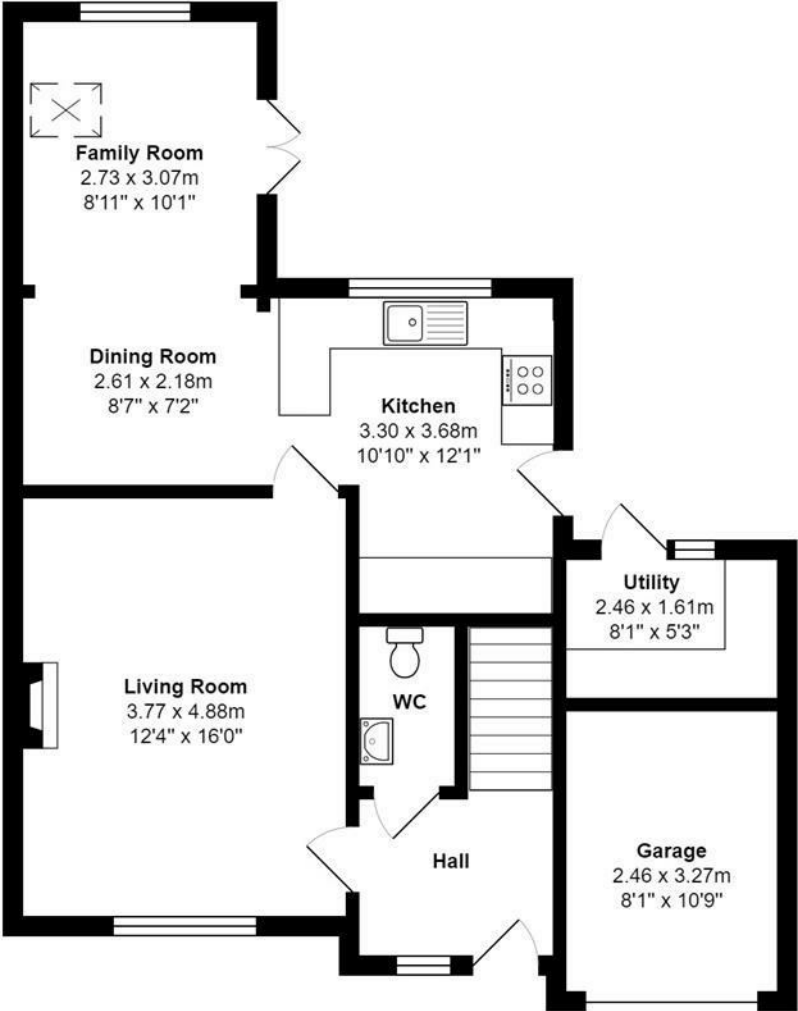
Externally, driveway access provides parking for several vehicles and gives access to the garage, whilst turning space is also available. The extensive works have also continued outside, with fully landscaped gardens extending to the side and rear of the property, whilst the house has also been newly rendered and new windows and doors fitted, giving a fresh look. The enclosed gardens offer a high level of privacy, being mainly laid to lawn, with an extensive patio and seating area, making the most of the sun throughout the day.

Homes of this standard are rare to market and an internal viewing is essential, to appreciate the thought and money, which has gone into the transformation.

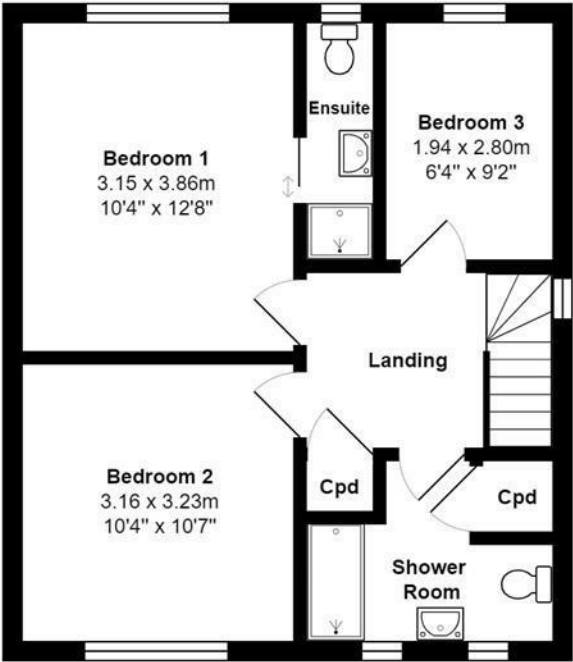




Floorplan



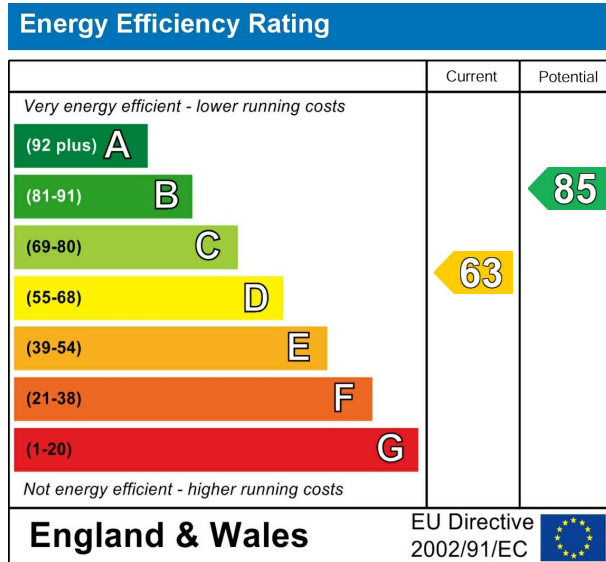
Ground Floor



First Floor



EPC



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