

Davis
Lund

Littlethorpe Lane
Ripon
North Yorkshire
HG4 1UB

Guide Price £575,000





Accommodation

An extremely spacious and versatile detached bungalow, nicely tucked away on a quiet lane, with no passing traffic and offering a village feel, whilst also still being conveniently placed and just a short walk from the city centre.

The generously proportioned interior is also matched by a fantastic size plot, set in mature gardens approaching half an acre. The interior space offers great flexibility, with large reception rooms and a layout which no doubt offers annexe potential, as the rooms could easily be reconfigured to incorporate a relative, subject to any necessary consents.

Internally the bungalow offers a spacious reception hall with two storage cupboards. The main living room is a great size, being the hub of the house and with access to several rooms, including open plan into a snug/family room. There is a stylish breakfast kitchen, fitted with an extensive range of modern units, incorporating a breakfast bar and a number of integrated appliances. A further reception room would make an ideal dining room or hobby room/study, enjoying access and views over the gardens. To one side of the bungalow there is an inner hallway, double aspect main bedroom with dressing room and fitted wardrobes, further double bedroom with fitted storage and a modern fully tiled shower room. The other side of the property offers a further two good size bedrooms, plus a recently refitted bathroom, offering both a bath and separate shower cubicle.

Externally, double gates give access from the lane, leading to driveway parking for multiple vehicles, including a camper/caravan, whilst also giving access to the large double garage and carport, plus further storage is available to the loft space above the garage. The property is wrapped in beautifully landscaped gardens, fully established and offering endless shrubs, plants and trees, enjoying a high degree of privacy and making for a stunning setting. There are extensive lawned gardens to three sides and a further stone built store, providing additional storage.

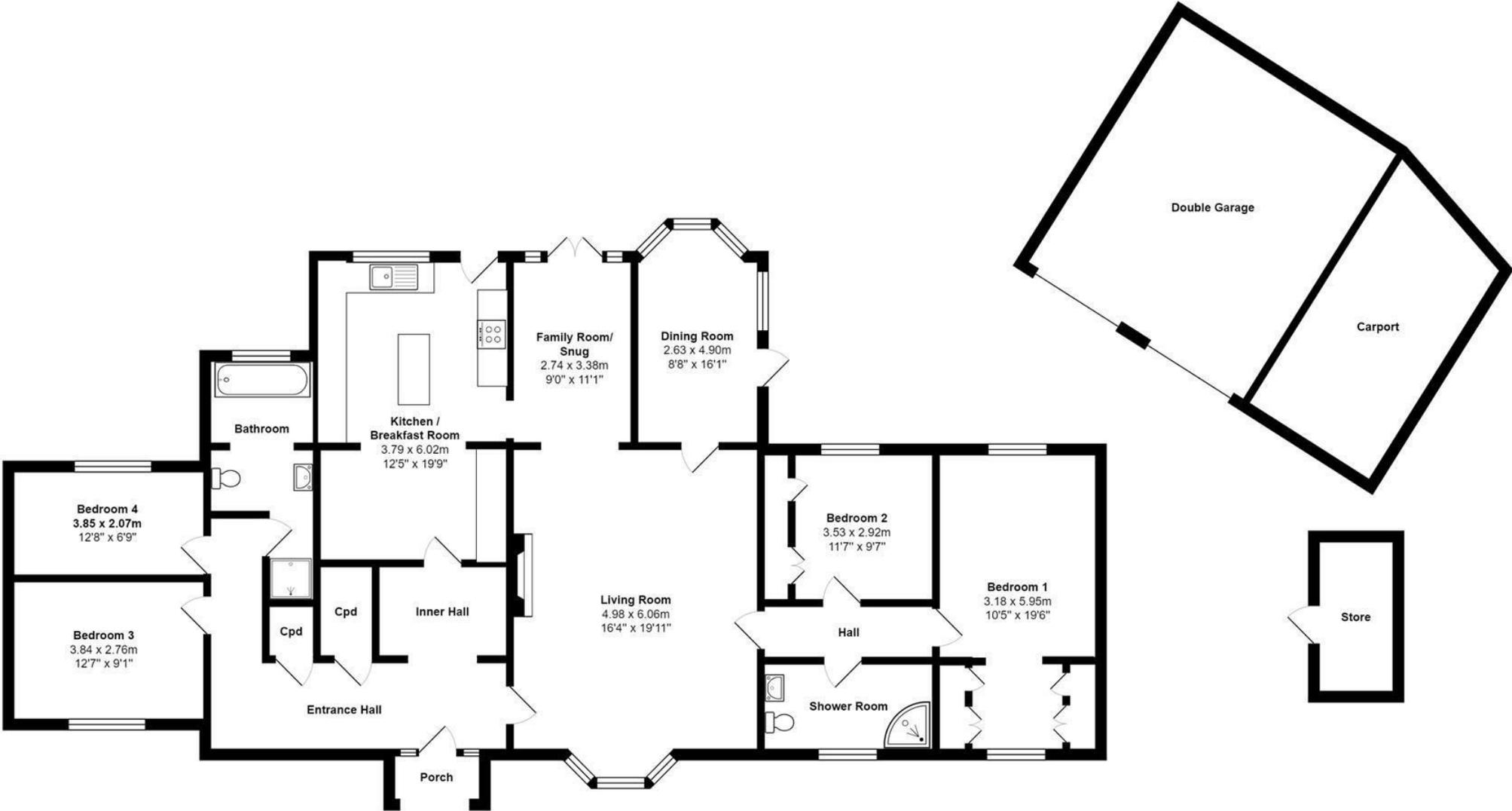
The bungalow is situated in one of Ripon's most sought after residential areas, whilst also being conveniently placed for Ripon's secondary schools, with both the Outwood Academy and the highly regarded Ripon Grammar School just a short distance away. Shops and amenities are available close by, whilst the property is also ideally placed for access to the bypass.

Properties of this size and quality are rare to market, especially offering such a lovely setting.



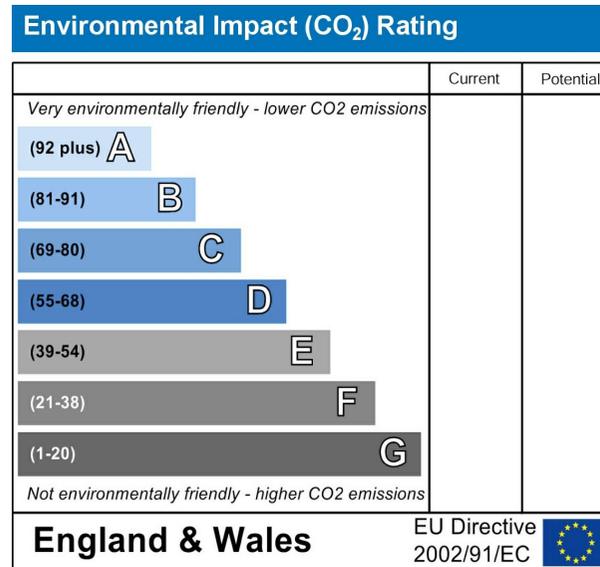
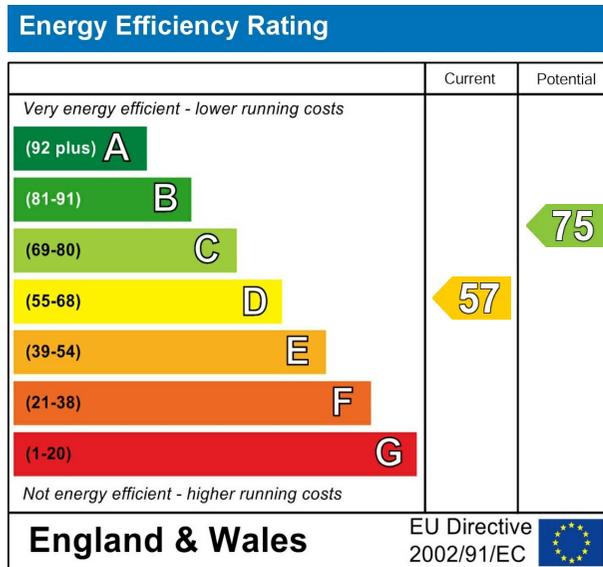


Floorplan





EPC



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