

**Davis
Lund**

Glebe Meadow
Sharow
Ripon
HG4 5BD

Offers Over £350,000





Accommodation

A skilfully extended and stylishly renovated three bedroom link-detached bungalow, located in the ever popular village of Sharow and revealing a flexible and immaculately presented interior.

The bungalow has undergone a rear extension and garage conversion, completely transforming the property and creating a sleek and modern interior, feeling light and airy throughout. The improvements have not stopped inside and rear garden has been landscaped, with an extensive patio and summer house also added.

The main entrance door leads into an extremely spacious hallway, with loft access and fitted storage. The double aspect open plan kitchen/diner is located to the front of the property, making for a lovely entertainment area, flooded with light and coming equipped with a range of modern units. The good size living room offers double doors, leading to the patio. The main bedroom reveals a brick feature wall and door to the garden, whilst a stylish shower room leads off the bedroom and a door could be added to make this ensuite, if required. The middle bedroom again offers access to the garden, whilst also having a pitched ceiling with skylight and fitted storage. There is a further single bedroom/study with fitted storage and the bathroom, which is fitted with a modern white suite, including a bath with glazed screen and shower over, whilst a heated towel rail has also been fitted.

Externally there is a well stocked open lawned garden to the front of the bungalow, plus a gravelled driveway providing parking. Gated access is available to the enclosed rear garden, which is again well established and offers a high degree of privacy and attracts a lot of sunshine throughout the day. There is a raised patio entertainment area and steps leading down to the garden, which offers a mix of lawn and borders. A summerhouse provides useful storage and it could be utilised for a number of uses.

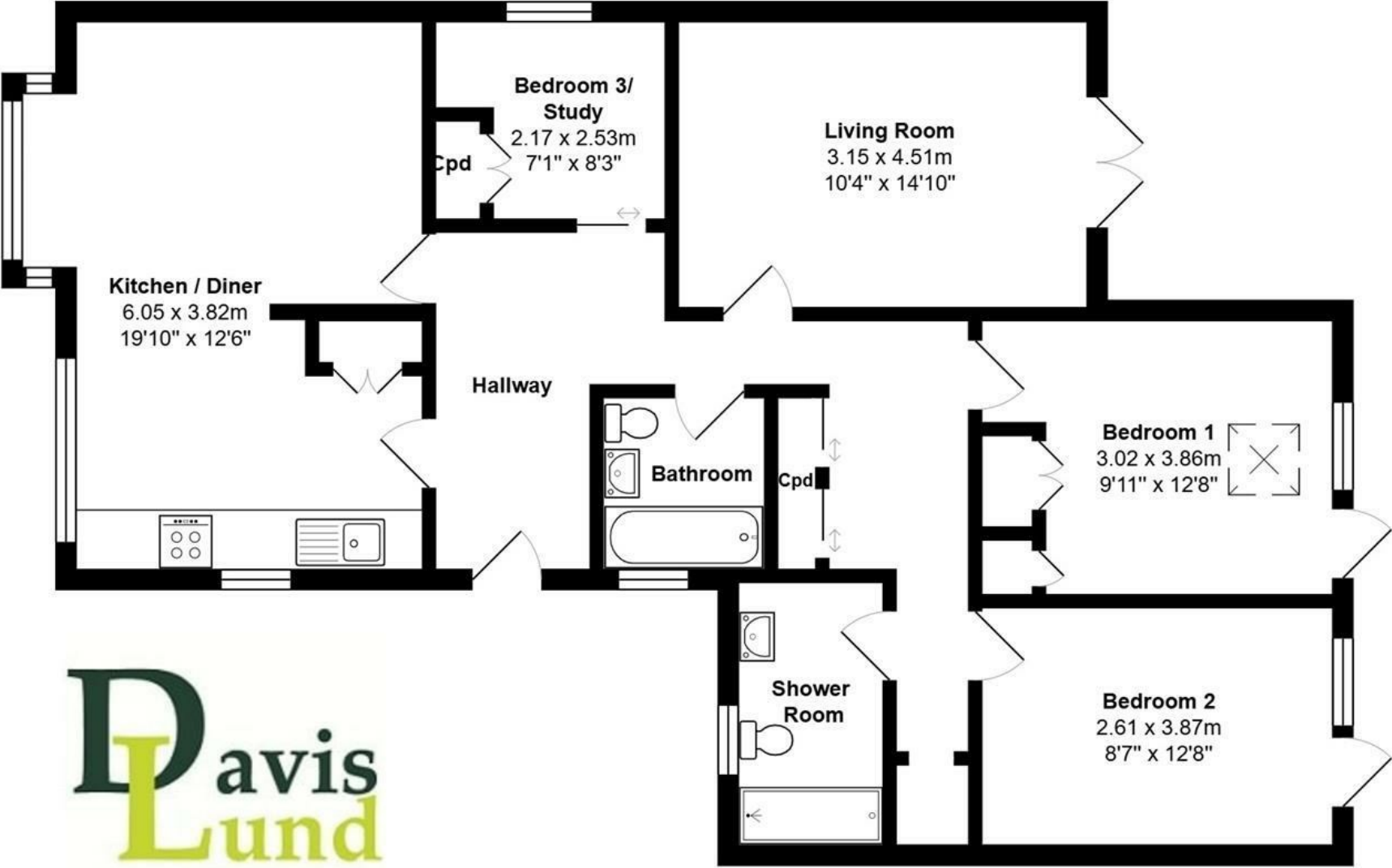
The bungalow is located in the highly desirable village of Sharow, approximately 1 mile from Ripon and ideally placed for access to schools and amenities, whilst transport links including the A19 and A1 are readily available. Sharow itself offers a church, playground, primary school and village hall, plus a great community spirit.

Bungalows of this standard are rare to market and an early viewing is advised, to appreciate the space, quality and setting on offer with this fabulous home, which is also offered for sale with no onward chain.



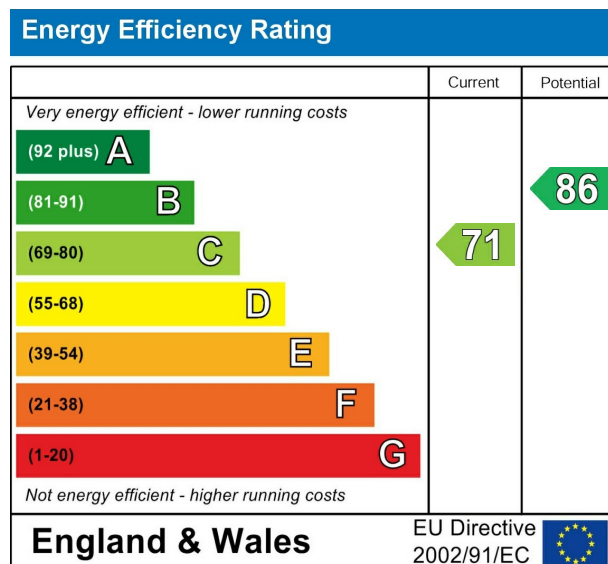


Floorplan





EPC



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