



5 Pastern Road  
Boroughbridge, YO51 9RL  
Guide price £439,000



LOCATED IN THE LOVELY VILLAGE OF LANGTHORPE, WITHIN WALKING DISTANCE OF BOROUGHBIDGE - A STUNNING DETACHED FORMER SHOW HOME BUILT IN 2021  
FOUR SPACIOUS BEDROOMS, MASTER WITH ENSUITE AND WALK IN WARDROBE  
EXCELLENT QUALITY THROUGHOUT WITH A BEAUTIFULL INTERIOR DESIGNED DINING KITCHEN FULLY EQUIPPED, LIVING ROOM, ALONG WITH BATHROOM AND GROUND FLOOR WC  
THE REAR GARDEN HAS BEEN TASTEFULLY UPGRADED TO PROVIDE A SAFE ENVIRONMENT BEEN FULLY ENCLOSED WITH PAVED SEATING AREA - PERFECT FOR ALFRSCO DINING  
GOOD SIZED UPGRADED GARAGE AND ADDITIONAL PARKING ON THE DRIVEWAY



## Location

Langthorpe, a quaint village situated in North Yorkshire, is a picturesque location that lies on the north bank of the River Ure. The village, located opposite the town of Boroughbridge, offers a peaceful and serene setting amidst the lush green countryside. The village enjoys excellent connectivity with the nearby towns and cities, thanks to the A1, A168, and other routes.

Boroughbridge, a bustling town, is the go-to destination for shopping and entertainment for the residents of Langthorpe. The town has a busy High Street and a large supermarket that offers a wide range of products and services. Whether it's grocery shopping or retail therapy, Boroughbridge has something for everyone.

## Description

This immaculate four-bedroom detached house, constructed in 2022, is the former show home showcasing contemporary elegance and luxurious living further enhanced by the current owners. You are welcomed by an inviting entrance hall, which leads seamlessly into the expansive lounge, offering a perfect space for relaxation and entertainment. The dining kitchen, featuring integrated AEG appliances, exhibits a modern culinary haven where style and functionality meet. Convenience is paramount, with the inclusion of a well-placed downstairs WC.

The first floor of the property reveals an elegant family bathroom that combines practicality with sophistication. The four bedrooms, each generously accommodating a double bed, create a haven of comfort. The master bedroom exudes opulence with a walk-in wardrobe for all your storage needs, and an en suite shower room for added luxury and privacy.

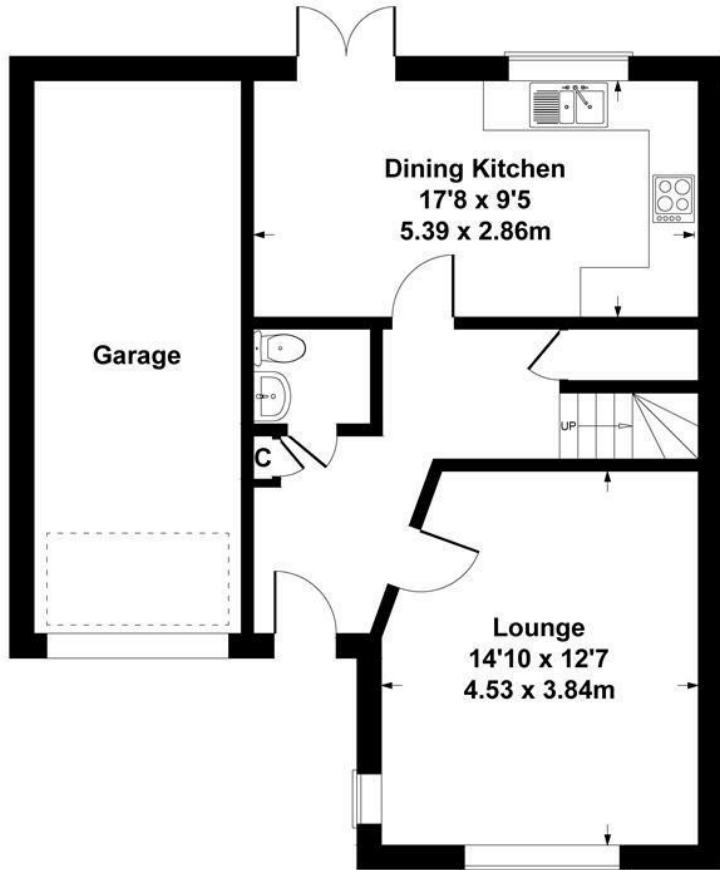
Stepping into the outdoor space, the enclosed rear garden has been thoughtfully upgraded by the current owners, presenting a low maintenance outdoor oasis. The space offers anti-glare porcelain tiles that lead to an area laid with artificial grass, composite decking for al fresco gatherings, and new fencing that blends style and security seamlessly. The exterior charm continues to the front of the property, where an integral garage, upgraded with a porcelain tiled floor, adds a touch of sophistication, combined with durability, and complete with an electric car charging point. A driveway provides convenient parking for two vehicles, ensuring practicality and style, with a further piece of artificial grass enhancing the home's curb appeal.



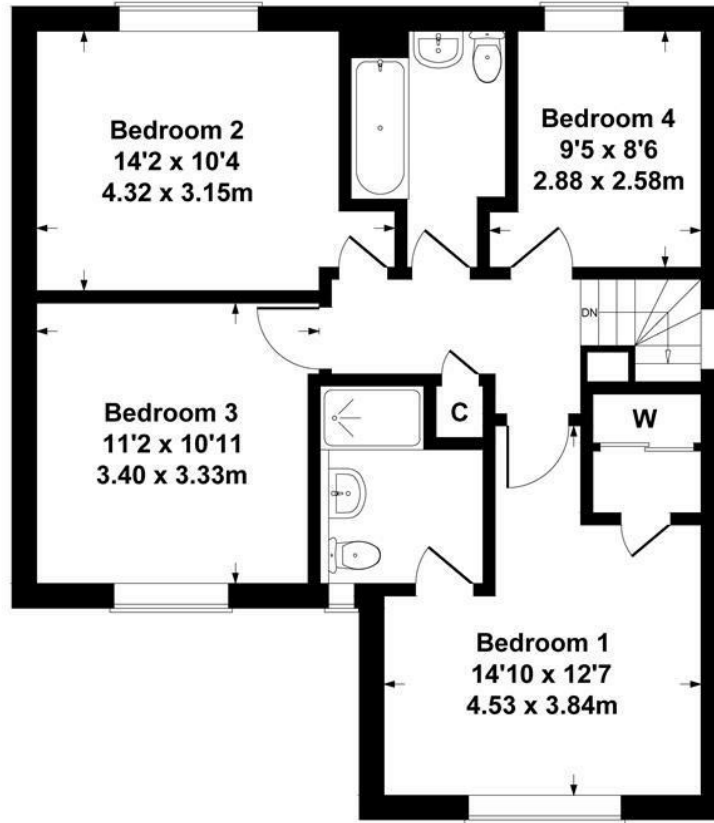


# 5 Pastern Road

Approximate gross internal area  
Total 110 sq m - 1184 sq ft  
(Excluding Garage)



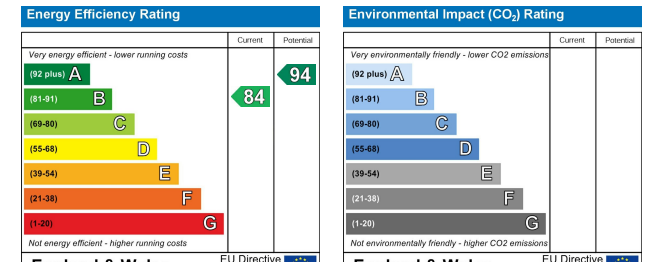
GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a



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