

4 BEDROOMED DETACHED FAMILY HOME FAMILY ROOM WITHIN WALKING DISTANCE OF BOROUGHBRIDGE TOWN SPACIOUS LIVING ROOM, DINING ROOM, UTILITY ROOM, GOOD SIZE KITCHEN GROUND FLOOR WC PRINCIPAL BEDROOM WITH ENSUITE

OFF STREET PARKING DELIGHTFUL GARDENS CLOSE TO THE CENTRE OF BOROUGHBRIDGE DETACHED DOUBLE GARAGE/WORKSHOP EPC C COUNCIL TAX BAND G







Description

generously sized plot just off Roecliffe Lane. With its prime wc. Radiator location, the property is within a leisurely stroll of the town center and a variety of local amenities, making it perfect for REAR BEDROOM 11' 10" x 10' 11" (3.61m x 3.33m) Fitted families and professionals alike.

Inside, you will find a thoughtfully designed layout featuring well-proportioned rooms . The house is equipped with gas- REAR BEDROOM 12' 7" x 8' 10" (3.84m x 2.69m) Radiator fired central heating. The expansive interior includes three distinct reception rooms,

Outside, the property boasts ample parking, easily Radiator accommodating several vehicles, making it both practical space, comfort, and accessibility.

ACCOMMODATION

ENTRANCE VESTIBULE 9' 11" x 3' 5" (3.02m x 1.04m)

ENTRANCE HALL 10' 1 max" x 9' 11 max" (3.07m x 3.02m) OUTSIDE Gardens and yard. Cupboard under stairs. Radiator

LOUNGE 24' 11" x 14' 4" (7.59m x 4.37m) Bow window to Radiator front elevation and rear elevation window. Marble fireplace. Radiator

DINING ROOM 10' 10" x 9' 10" (3.3m x 3m) Radiator

SITTING ROOM 11' 10" x 9' 11" (3.61m x 3.02m) Radiator

KITCHEN 11' 10" x 10' 10" (3.61m x 3.3m) With a range of base and wall units incorporating double bowl stainless steel unit. Ceramic hob. Hotpoint double oven. Extractor hood.

UTILITY ROOM 13' 6" x 9' 6" (4.11m x 2.9m) With stainless steel sink unit. Worcester gas fired central heating boiler.

CLOAKROOM 6' 7" x 3' 2" (2.01m x 0.97m) Pedestal wash hand basin. Low level wc. Radiator

FIRST FLOOR

MASTER BEDROOM 15' 1 max" x 14' 5 max" (4.6m x 4.39m) Fitted double wardrobe. Radiator

EN SUITE SHOWER ROOM 9' 5" x 7' 11" (2.87m x 2.41m) This four-bedroom detached house, , is nestled on a With shower cubicle. Pedestal wash hand basin. Low level

double wardrobe. Vanity unit wash hand basin .Radiator

FRONT BEDROOM 11' 11" x 11' 9" (3.63m x 3.58m)

and convenient. Overall, this home is a fantastic blend of HOUSE BATHROOM 7' 9" x 7' 1" (2.36m x 2.16m) With suite comprising bath with Mira shower over and shower screen. Pedestal wash hand basin. Low level wc. Half tiled walls. Radiator

LANDING With cylinder and airing cupboard.

ATTACHED GARAGE 18' 9" x 10' 0" (5.72m x 3.05m)

Location

Nestled on western side of town, this property boasts a prime location just a short, pleasant stroll from the vibrant town center. In the heart of the town, you'll discover an excellent array of charming cafes, lively bars, and delightful restaurants, where you can enjoy a meal or grab a quick coffee. The area is well-equipped with essential amenities, including doctor and dental surgeries to cater to your healthcare needs, as well as a convenient local supermarket for your everyday shopping.

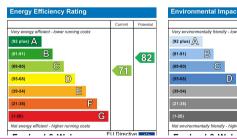
For those who enjoy an active lifestyle, you'll find numerous sporting and recreational facilities nearby, perfect for exercising or unwinding. Moreover, commuting is a breeze with easy access to the A1(M) at Junction 48, making this property an ideal choice for professionals wishing to reach the main business hubs of North and West Yorkshire and Teesside.

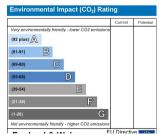












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