







## **Accommodation**

Presenting this attractive modern detached property, a true gem nestled in the idyllic rural setting of the sought-after village of Dishforth. Boasting 3 bedrooms, this stunning residence is a testament to luxurious living at its finest.

Crafted by the esteemed Newett Homes Ltd, the property emanates quality and style, with seven years remaining on the LABC guarantee, ensuring peace of mind for discerning buyers. As you step inside, you are greeted by a bright and airy ambience, with a seamless flow between the contemporary living spaces.

The heart of the home, the open-plan kitchen diner is a culinary masterpiece, providing the perfect space for entertaining guests or enjoying family meals. Showcasing modern fixtures and sleek finishes, making it a chef's delight. The bi-fold doors effortlessly connect the interior to the rear garden, creating a seamless transition between indoor and outdoor living.

Effortlessly elegant, the residence is beautifully presented throughout, exuding a sense of refined luxury in every corner. On the first floor, there is a stylish family bathroom, master bedroom with en-suite and 2 further bedrooms, currently utilised as a home gym and home office.

Offering practicality and convenience, the property features a downstairs WC for added comfort and functionality. The layout has been thoughtfully designed to optimise space and natural light, ensuring a comfortable living environment for the modern homeowner. Outside there is a low maintenance rear garden, small lawned front area and driveway to the side of the house, along with an electrical vehicle charging point.

Situated in a prime location, the residence enjoys excellent access to major road links including the A1M and A19, providing easy connectivity to nearby towns and cities. This premium property offers the perfect balance of tranquillity and accessibility, making it an ideal retreat for those seeking a peaceful rural lifestyle without compromising on convenience.



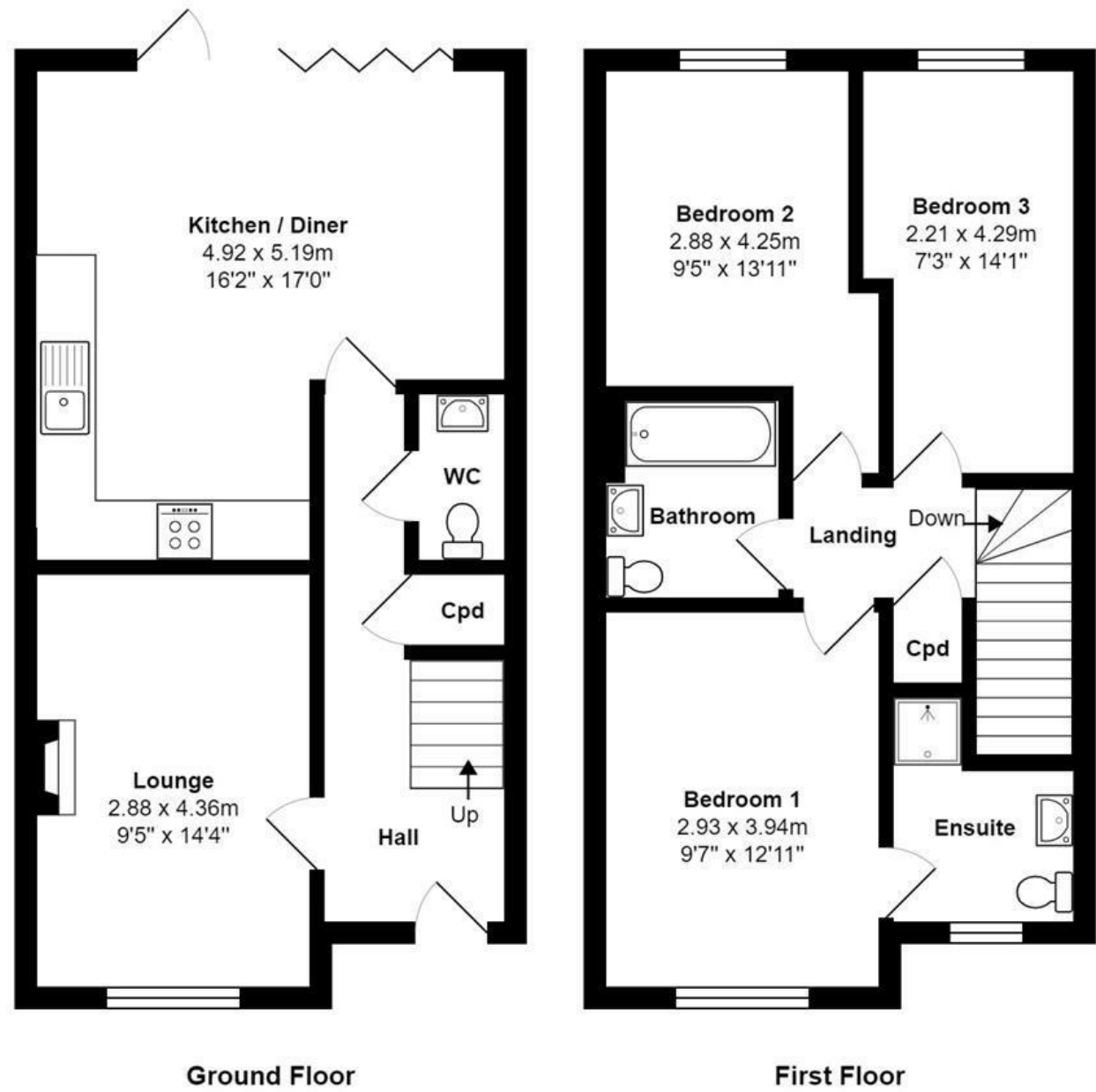








Floorplan

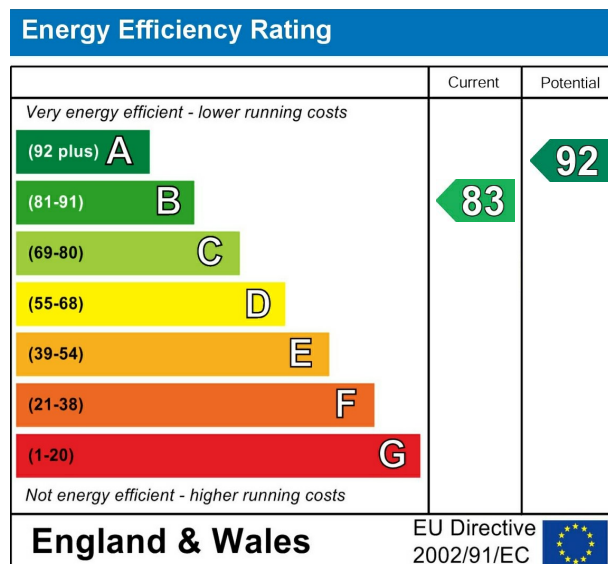








## EPC



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**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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