







## **Accommodation**

A stylishly presented and meticulously maintained family home, located in the sought after village of Dishforth and offering particularly spacious accommodation, extending to approximately 1600 square foot in total. The property has been finished to a very high standard and the accommodation feels light and airy throughout.

Constructed in 2021, the house has the remainder of the new build warranty still in place, whilst the property makes for an energy efficient home, aided by gas central heating and double glazing.

The house sits on a prime plot on this highly desirable development, with a lovely established rear garden. The garage has also been extended to create a multi-functional space, currently utilised as a home office, but sure to suit a number of uses.

The main entrance door leads into a spacious tiled entrance hall, with stairs rising to the first floor and a cloakroom/WC, whilst access is also available into a good size utility room. The tiled floor continues into the very spacious open plan kitchen/diner/family room, which offers bi-fold door access to the rear garden. The kitchen comes fitted with an extensive range of modern units and integrated appliances, creating a fantastic entertaining space. There is a good size living room with bay window and a study, which completes the downstairs layout. To the first floor there is the landing with loft access, main bedroom with a dressing area and stylish ensuite facilities, three further double bedrooms and the modern part tiled house bathroom, fitted with a white suite, including a bath and separate shower cubicle.

Stepping outside, there is a good size block paved driveway to the front of the house, providing parking and giving access to the detached garage. Gated access is available to the enclosed rear garden, which is well stocked with an array of plants and shrubs. The garden is part laid to lawn, whilst there is a patio and further decked seating area. Access is also available to the home office, neatly concealed to the rear of the garage.

Situated in the picturesque village of Dishforth. The property offers ease of access to local transport links, including the A1(M) and A19, whilst also being a short drive from Ripon and Thirsk. Dishforth itself boasts a number of amenities, including two public houses, a primary school, part time post office, village hall and children's play area.

A viewing is advised on this lovely family home, which is sure to suit a range of buyers and deserves an internal inspection, to appreciate the space and quality on offer.



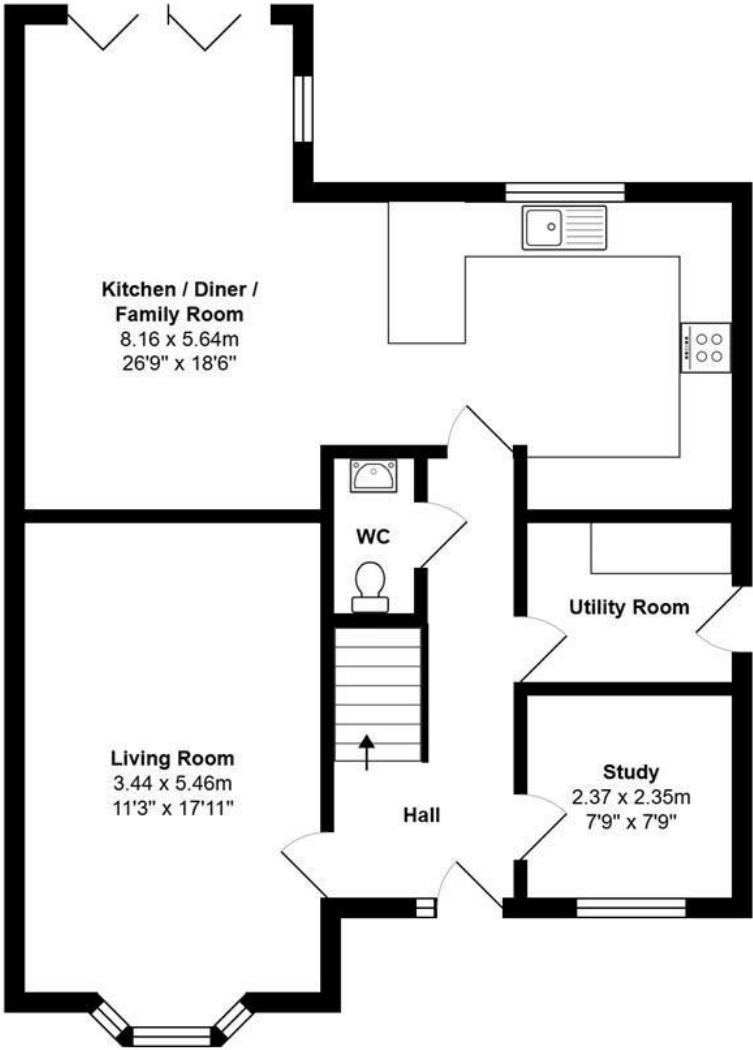




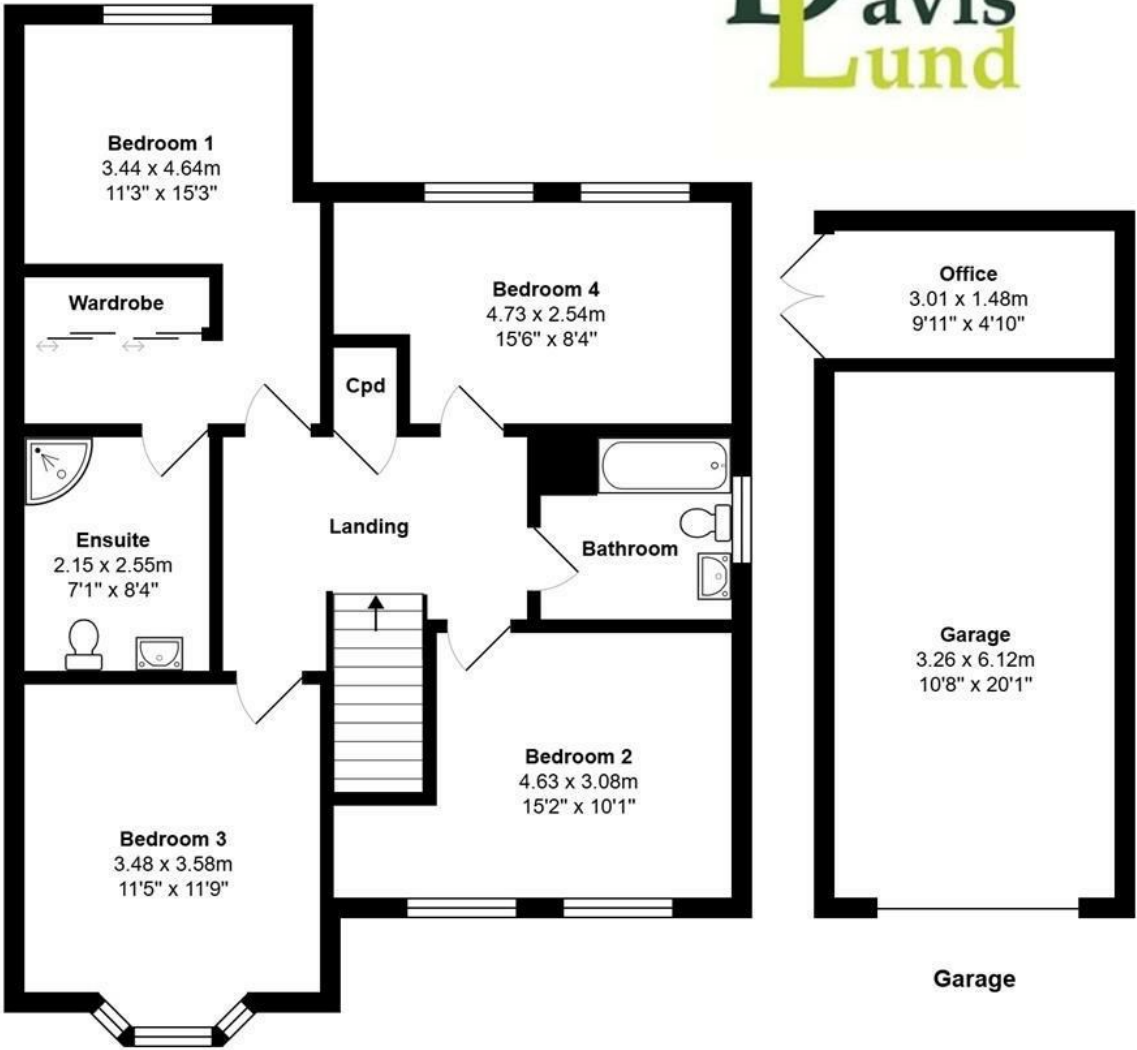




Floorplan



Ground Floor



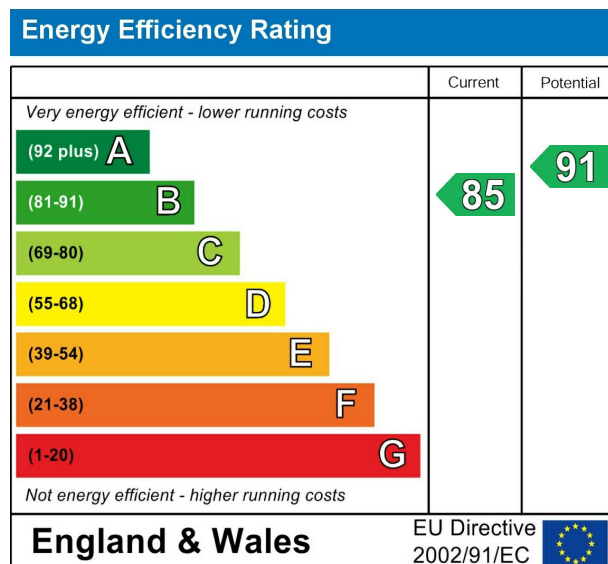
First Floor







## EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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