



ROB LETTS

PROPERTY  
**exp** UK



# Kirby Hill, Boroughbridge

Guide Price £375,000

2 1 2





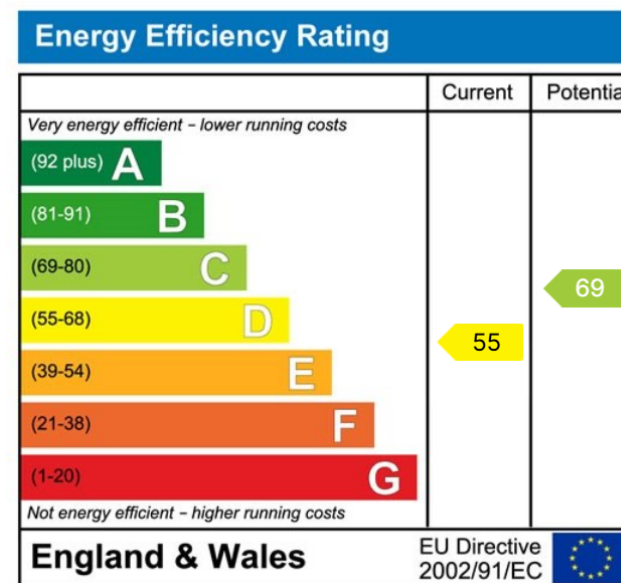
Tucked away in a peaceful cul-de-sac on the edge of Boroughbridge, is this beautifully presented and deceptively spacious two-bedroom detached bungalow that's full of surprises. You are greeted by a bright and welcoming hallway that gives access to a useful loft space via a pull-down ladder. In the loft you'll find the modern boiler, newly fitted in 2024. The kitchen is fitted with stylish modern wall and base units, quality worktops, and a suite of integrated appliances including an NEF slide-and-hide oven, steam combi microwave, warming drawer, integral dishwasher and under-counter fridge. Arched open-plan access leads through to a second living room with bifold doors onto the south-facing rear garden — creating a seamless indoor-outdoor flow, ideal for entertaining or relaxing. Both rooms benefit from underfloor heating and feature electrically operated Velux windows for added light and ventilation. The generous sized lounge is located to the front of the property and provides a quiet, cosy retreat. There are two double bedrooms, the master benefits built in wardrobes, dressing table and bed side tables. The modern shower room is fully tiled and features a step-in shower cubicle, low-level WC, and a sleek wash hand basin set into a vanity unit, finished with a stainless steel heated towel rail. Externally, the property offers a private driveway leading to an attached garage, and a south-facing rear garden which has been recently landscaped with a newly laid lawn and extensive patio which is perfect for soaking up the sun. This home offers town and country living in perfect harmony.





TOTAL FLOOR AREA: 1068 sq.ft. (99.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be a contract. It is a guide only. The floorplan is not intended to be a contract. It is a guide only. The floorplan is not intended to be a contract. It is a guide only.

- Extended modern detached bungalow
- High-quality rear extension completed approx. 10 years ago
- Modern kitchen with sleek units and stylish worktops
- South-facing landscaped rear garden
- Peaceful cul-de-sac location near Boroughbridge and local amenities
- Two double bedrooms
- Bright open-plan kitchen/living space with underfloor heating
- Fully tiled shower room with step-in cubicle, vanity unit & towel rail
- Driveway & attached garage
- Quote RL0918 when calling to book viewings



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