



26 Throstle Close Langthorpe
Boroughbridge, YO51 9PN
£495,000

 4  2  2  B

AN IMPOSING FOUR DOUBLE BEDROOMED DETACHED FAMILY HOME BUILT TO A DEMANDING SPECIFICATION ON A SMALL CUL DE SAC DEVELOPMENT BY THE HIGHLY REGARDED BERKELEY DEVEER IN 2020 WITHIN LEVEL WALKING DISTANCE OF BOROUGHBROUGH, WITH UNEXCEPTED HIGH CEILINGS, STUNNING REAR OPEN PLAN LIVING KITCHEN DINING ROOM, PRINCIPAL BEDROOM WITH DRESSING AREA, FITTED WARDROBES AND ENSUITE SHOWER ROOM. FULLY ENCLOSED GARDEN WITH EXTENDED PATIO, GARAGE AND OFFSTREET PARKING.

Mileages: Ripon - 7.5 miles, Harrogate - 10.5 miles, Easingwold - 12 miles, York - 18 miles, (Distances Approximate).

With uPVC Double Glazing, Gas Central Heating, Balance of the Structural Warranty, Excellent Decorative Condition Throughout.

Reception Hall, Lounge, Kitchen Living Dining, Utility Room, Cloakroom/WC.

First Floor Landing, Principal Bedroom, Fitted Wardrobes, En Suite Shower Room, Guest Bedroom, 2 Further Double Bedrooms, House Bathroom.

Outside: Extended Full Width Driveway, Integral Garage, Fully Enclosed Landscaped Rear Garden.

An internal viewing is highly recommended to fully appreciate this stunning family home which has been thoughtfully enhanced and improved.

A composite part glazed entrance door under a pan tiled porch canopy opens into a generous RECEPTION HALL extending to over 19ft. Convenient timber door leads to the integral GARAGE.

CLOAKROOM/WC with low suite/WC and wash hand basin on a pedestal.

Inner door into a comfortable LOUNGE with uPVC glazed window to the front aspect.

Stunning open plan L- shaped KITCHEN LIVING DINING ROOM extending to over 26ft in width.

FITTED KITCHEN with an extensive range of shaker style dark grey fittings, comprising cupboard and drawer wall and floor fittings, complimented by quartz work surfaces extending to form a breakfast bar with matching upstands. Inset 1 ½ bowl stainless steel sink unit with etched side drainer grooves to the quartz and swan mixer tap below a uPVC double glazed window overlooking the rear garden. Integrated dishwasher. Induction hob, extractor over, double oven, adjoining refrigerator and freezer. To one side there is a LIVING AREA with adjoining a DINER and Bi-fold doors leading to the rear gardens.

Inner door from the kitchen to the UTILITY ROOM - having matching cupboards, worksurface with matching upstands, fitted stainless 1 ½ bowl sink with side drainer, integrated washer/dryer, access door to the side.

From the reception hall a turned staircase rises passed a uPVC double glazed window to the generous GALLERIED FIRST FLOOR LANDING with loft hatch access, useful airing cupboard, and timber doors leading to;

PRINCIPAL SUITE - having built in wardrobes which are shelved and railed, dressing area and LUXURY EN SUITE SHOWER ROOM/WC.





Generous GUEST BEDROOM with aspect over the front elevation.

There are 2 FURTHER BEDROOMS to the rear with countryside view to the side and a 4 piece FAMILY BATHROOM with panelled bath and separate walk in shower.

OUTSIDE - At the front is a wide brick sett driveway providing off road parking adjoining an additional gravelled area and in turn leads to an INTEGRAL SINGLE GARAGE – 19ft 11 x 9ft 9 with roller door to the front, with power and light with an inner door to the hall.

A path leads to a fully enclosed landscaped garden with full width paved patio which has been extended to the rear under a pergola shaped mainly laid to lawn garden with maturing borders.

LOCATION - Boroughbridge lies approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, bank, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

POSTCODE - YO51 9PN.

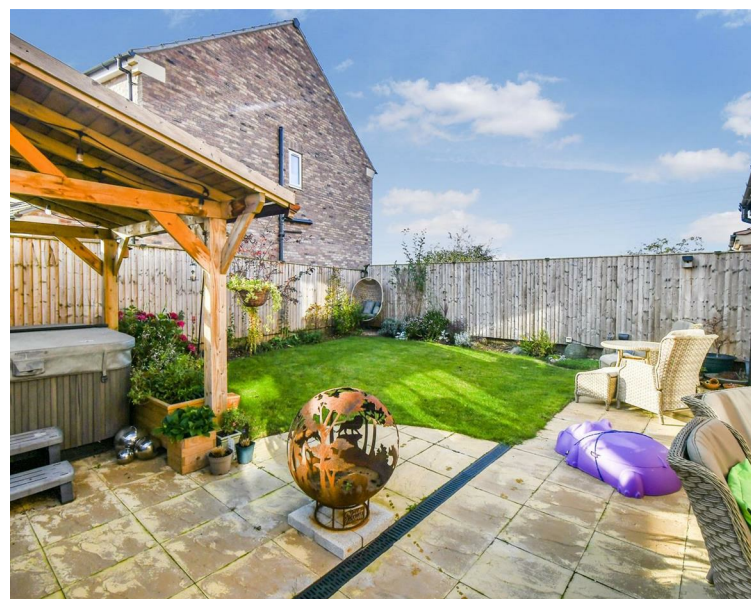
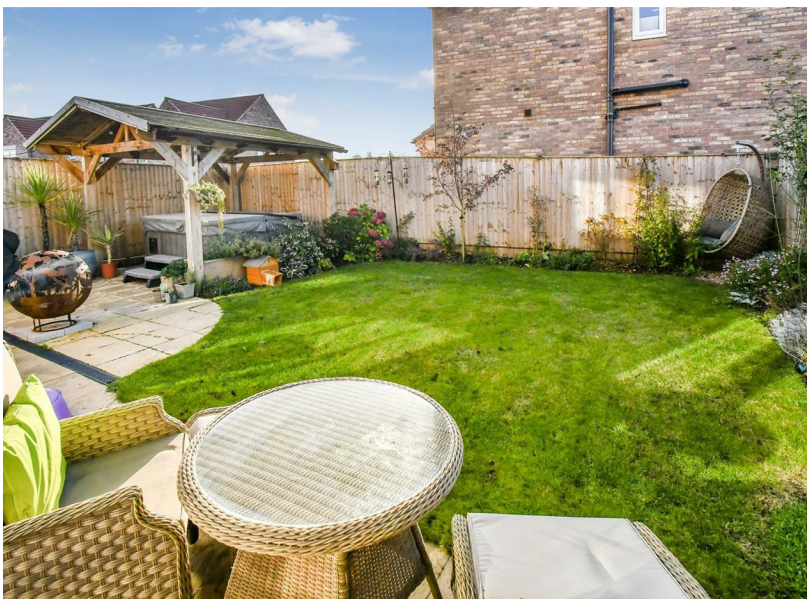
TENURE - Freehold.

COUNCIL TAX BAND - E.

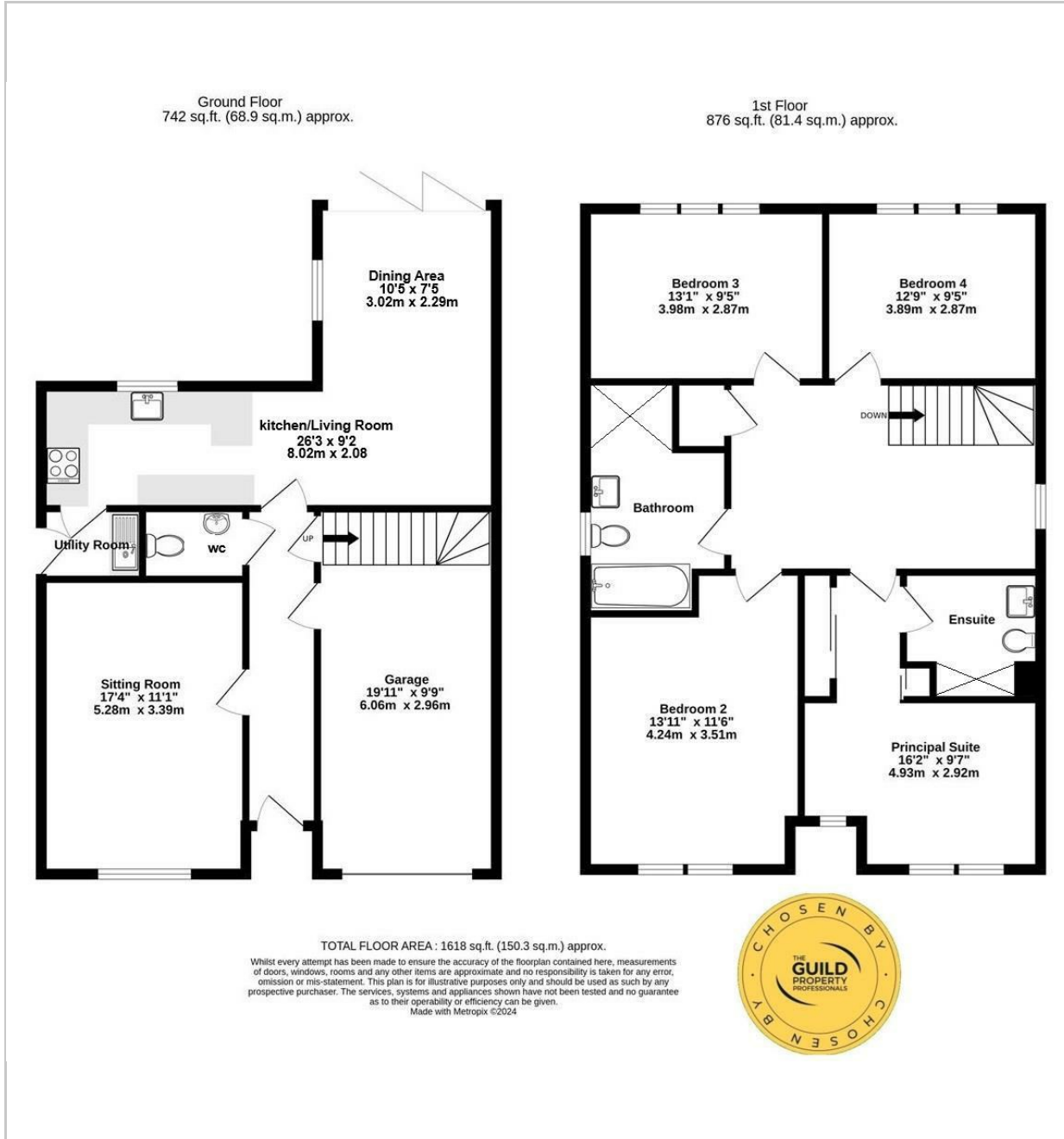
SERVICES - Mains water, electricity and drainage, with gas fired central heating.

DIRECTIONS - From the centre of Boroughbridge, proceed down the High Street joining Fishergate, at the T junction turn right following the road over the bridge and straight over the roundabout. Proceed for some distance taking the fourth turning on the left on to Throstle Close and then second right whereupon no 26 is positioned on the left hand side.

VIEWING - Strictly by prior appointment through the sole agents, Churchills 01423 326889 - Email - easingwold@churchillsyork.com.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.