



## Garten Close, Knaresborough Asking Price £560,000

\*\*\*\* FEATURE BREAKFAST KITCHEN \*\*\*\*

A significantly improved detached house enjoying spacious family living accommodation within this much sought after development, with a high specification finish and stunning rear garden.





## Accommodation

The property occupies a choice position within this modern development which offers quick and easy access to the High Street of Knaresborough, Boroughbridge and of course the A1 motorway.

Internally the property is entered via a double glazed front entrance door into a spacious reception hall with staircase leading to the first floor accommodation having spindle balustrades and hand rail. The hall features tiled flooring and an enclosed radiator.

Positioned at the front of the house is a living room/snug with a television aerial point and tiled flooring.



Without doubt the feature room of the property is the open plan breakfast kitchen which has a stylish range of built-in high gloss base units to two sides with worktops and an inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with display units.

The kitchen enjoys an electric double oven and warming tray in addition to a separate gas hob unit with extractor fan. There are integrated fridge and freezer units as well as a built-in dishwasher. The kitchen provides ample space for a freestanding dining table and there are French doors leading out onto rear garden beyond. There is an enclosed radiator in addition to recessed ceiling downlighters and feature tiled flooring.

Crucially the property has a downstairs cloakroom with a contemporary WC and wash hand basin with full height tiled splashbacks and tiled flooring. The cloakroom is accessed via the utility room which has an additional fitted worktop with sink unit, integral garage access and plumbing for an automatic washing machine.



The ground floor accommodation is completed by a stunning garden room located directly off the kitchen with feature tiled flooring and bi-folding doors overlooking the rear gardens beyond.

The property features four spacious bedrooms including a master suite which is located at the front of the house with a triple fronted built-in wardrobe and radiator. The master bedroom features an ensuite shower room having a contemporary WC and wash hand basin set in a vanity surround. There is a walk-in shower cubicle with full height tiled splashbacks and temperature gauge.

Bedrooms two and three are located at the rear and both include twin double fronted built-in wardrobes. Bedroom four is positioned at the front with bedrooms two, three and four also benefiting from radiators and double glazed casement windows.



The internal accommodation is completed by the house bathroom which has a contemporary WC, wash hand basin set in a vanity surround and an inset bath with full height tiled splashbacks.

## To The Outside

The property is accessed directly off Garten Close onto a front driveway which provides off-street parking for two motor vehicles and which in turn gives access to the integral single garage, which has an up and over garage door and is equipped with electric light and power.

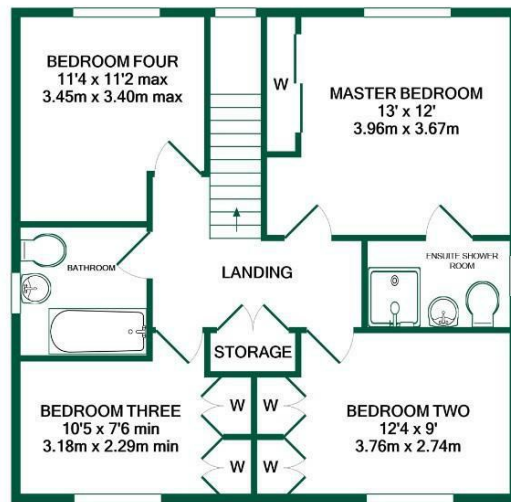
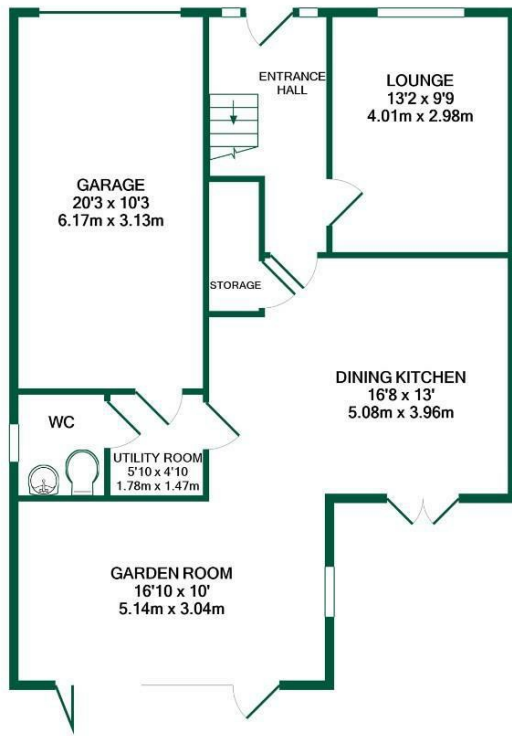
The property's front garden is rectangular in nature being laid to lawn with surrounding herbaceous borders. A flagged pathway continues down the side of the property through a lockable garden gate, which leads through into the rear gardens beyond.



One of the outstanding features of the property is the immaculately maintained and comprehensively landscaped rear garden which creates the ideal family and hosting environment. A full width flagged patio adjoins the rear elevation providing ample space for freestanding garden furniture and benefiting from two separate awnings.

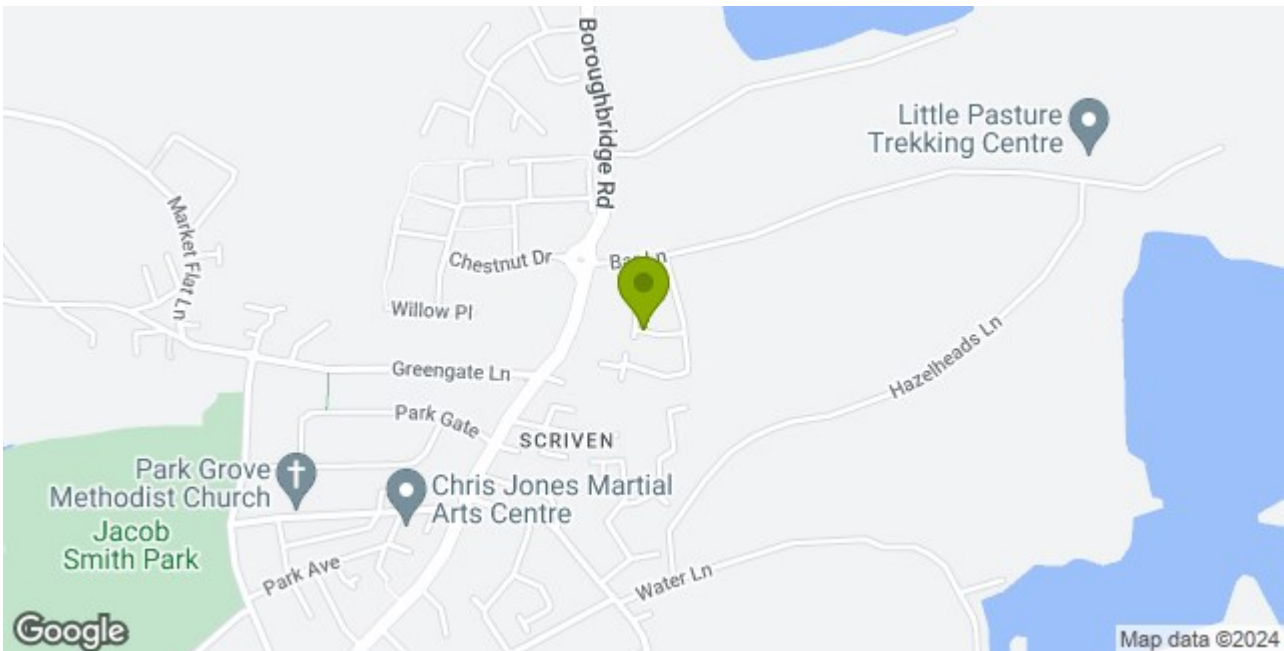
Centrally, the garden is laid to lawn with surrounding raised herbaceous borders and a gravelled walk way. Notably the rear garden is fully enclosed to all sides by fenced boundaries.

The property features a high specification finish and is certain to be of interest to both young and mature families alike.



TOTAL APPROX. FLOOR AREA 1551 SQ.FT. (144.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



**Stephensons**

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
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**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

