



Willow Grove, Boroughbridge Guide Price £415,000

A beautifully presented 4 bedroom detached property built in 2020 by Linden Homes and featuring a luxuriously appointed interior that includes a reception hall with cloakroom/wc, large living room, dining kitchen with integrated appliances, principal bedroom with en-suite shower room, 3 further double bedrooms and a bathroom complemented by lawned gardens and a larger than average integral garage.

*** NO ONWARD CHAIN ***

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Inside

A reception hall with storage cupboard, cloakroom/wc and elegant staircase leads off into a 16'8" (5.08m) long living room with provision for a wall mounted tv and a stylish driftwood effect remote control gas fire. The impressive 19'0" (5.79m) long dining kitchen provides generous worktop space and a range of base and wall storage cupboards complemented by integrated appliances (gas hob, eye-level double oven and grill, fridge, freezer, dishwasher and washing machine) and double doors off the dining area out onto a paved seating area covered by a fabulous fixed gazebo with fly screen and rainwater gutters.



The surprisingly spacious first floor landing leads off into a principal bedroom with en-suite shower room, 3 further double bedrooms and a bathroom with a shower above the bath.

Other internal features of note include dual zone gas fired radiator central heating, double glazing and the residue of a 10 year structural warranty.

Outside

The front garden is mainly laid to lawn and a driveway provides parking, EV charging point and access into a larger than average 24'1" (7.34m) long integral garage with power, light and remote control door.



The rear garden is enclosed, mainly laid to lawn and features a paved seating area with fabulous fixed gazebo off the dining kitchen, a door into the garage and gated access to both sides of the property.

Energy Efficiency

The property's current energy rating is B (84) and has the potential to be improved to an EPC rating of A (93).

Services

We have been informed by the Vendor that all mains services are connected to the property.

Tenure

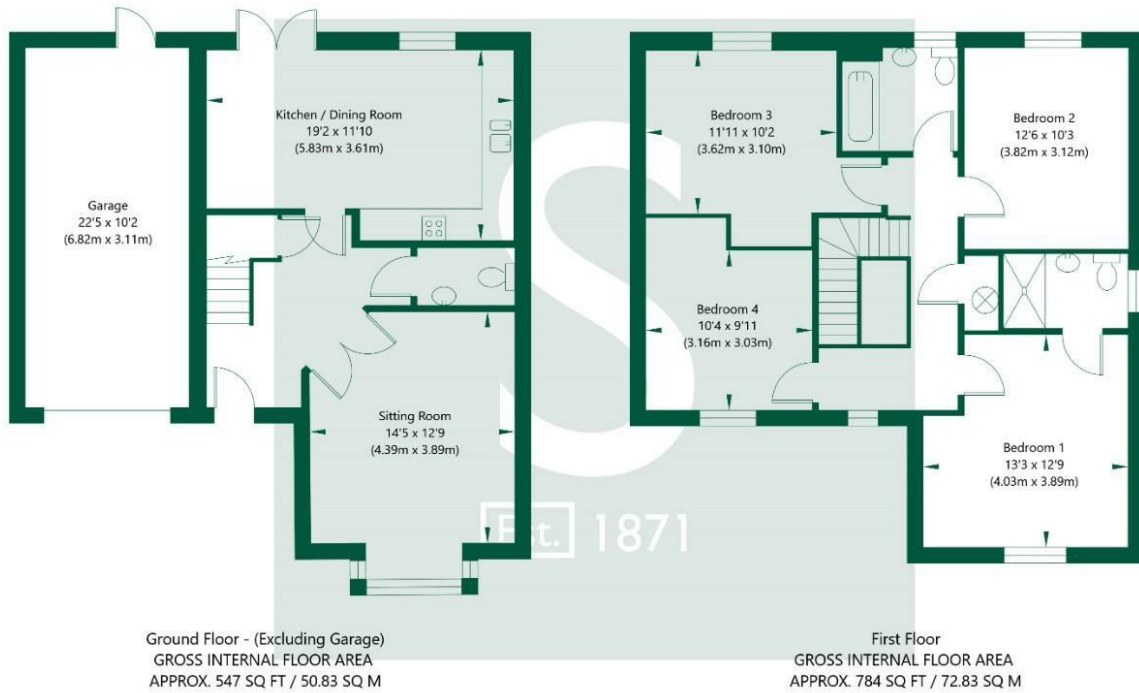
We have been informed by the Vendor that the property is freehold.

Council Tax & Postcode

This property is within North Yorkshire Council and the tax band is E. The property's postcode is YO51 9FX.



Willow Grove, Boroughbridge, YO51 9FX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1331 SQ FT / 123.66 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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