



## St. Johns Walk, Kirby Hill, Boroughbridge Asking Price £385,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

An immaculately presented and well maintained detached bungalow occupying a choice corner plot position and featuring an open plan living kitchen, master bedroom suite and delightful lawned rear garden.





## Foreword

An ideal opportunity for families and retirees to acquire this well presented and spacious detached bungalow occupying a choice corner plot position within the ever popular St. Johns Walk development.

The property is being offered for sale with both vacant possession and no onward chain, and benefits from gas fired central heating and double glazing throughout.

## Accommodation

Internally the property is entered via uPVC framed double glazed front door into a reception hall with a single radiator.

The principal reception room is a spacious lounge located at the front of the house having a bay window to the front elevation with uPVC framed double glazed casements. The lounge includes a living flame coal effect gas fire set on a marble hearth with a matching surround. Either side of the chimney stack are low level cupboards with display shelving. The lounge includes a double radiator, television aerial point and coved cornices.

The property's breakfast kitchen is positioned at the rear of the house having a range of built-in base units to three sides with laminated worktops and an inset ceramic sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the sale is a built-in electric oven and grill with a four point induction hob unit with extractor canopy. There is an integrated dishwasher and built-in fridge and freezer units. The kitchen benefits further with a double radiator and recessed ceiling downlighters.

There is an open plan nature to the kitchen as an archway leads through into the garden room which forms part of the property's skilful extension. The garden room is of brick and uPVC construction with surrounding casement windows and French doors which lead out onto the rear gardens beyond. In addition, there are two separate radiators.

Located off the garden room is a separate utility room with plumbing for an automatic washing machine and tumble dryer, radiator and integral garage access.

The master bedroom is located at the rear of the house and has a range of built-in wardrobes with adjoining chest of drawers and display shelving. Additionally there is a radiator and an ensuite shower room which has a low flush WC, wash hand basin and a walk-in shower cubicle with full height tiled splashbacks. The ensuite also includes a heated towel rail and tiled flooring.

There is a second double bedroom located at the front of the house which has a modern range of built-in 'Sharps' furniture comprising twin double fronted wardrobes with a dressing table recess in addition to bedside tables. There is a bay window to the front elevation with uPVC framed double glazed casements and a radiator.

The internal accommodation is completed by a modern house bathroom which has a traditional three piece suite comprising a low flush WC, pedestal wash hand basin and an inset panelled bath with a wall mounted shower attachment and full height tiled splashbacks. There are recessed ceiling downlighters, loft hatch and a heated chrome towel rail.

## To The Outside

The property occupies a choice corner plot position being accessed directly off St. Johns Walk onto a block paved front driveway which provides off-street parking and in turn gives access to the attached single garage which has a remote activated garage door, and is equipped with electric light and power.

The property features a flagged front garden with raised circular herbaceous beds and a water feature. The gated access at either side of the property, leads through into the rear garden beyond.

The property boasts a delightful rear garden which has been comprehensively landscaped and maintained over many years.

Running full width across the rear elevation is a flagged pathway with steps up onto a patio which provides ample space for garden furniture.

The rear garden is rectangular in nature being centrally laid to lawn with surrounding herbaceous borders. The rear garden is also enclosed by fenced and walled boundaries, creating the ideal environment for children and grandchildren.

There is an outside water tap located off the rear elevation and a timber built garden shed and water butt are included within the sale.

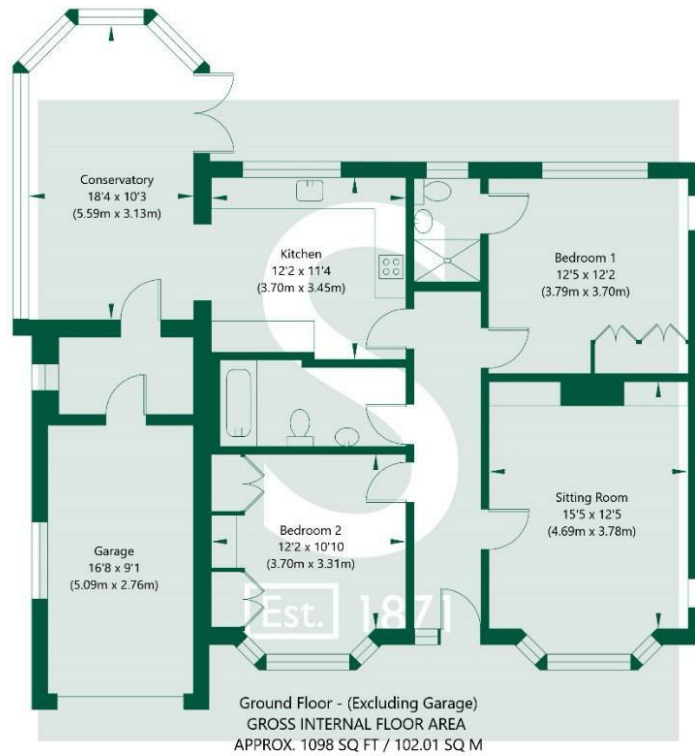
The property represents a very rare opportunity and offers quick and easy access to Boroughbridge town centre and the A1 motorway. An early inspection is strongly recommended.

## Energy Efficiency

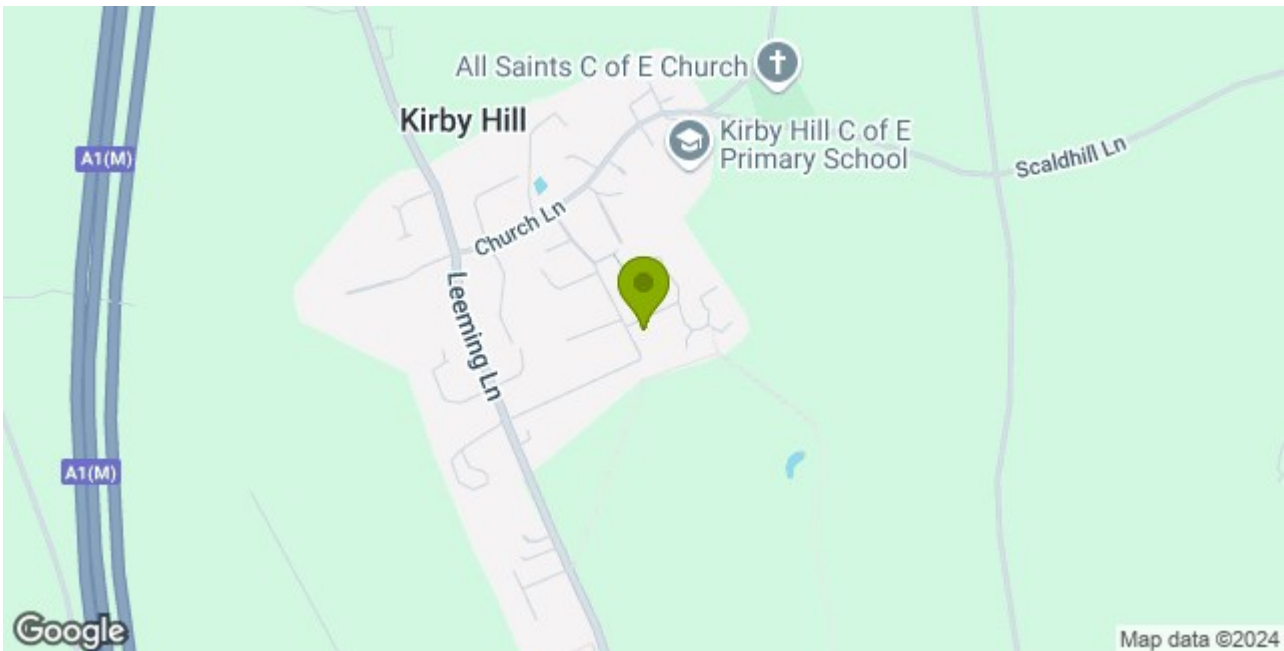
The property's current energy rating is D (64) and has the potential to be improved to an EPC rating of C (78).



St Johns Walk, Kirby Hill, Boroughbridge, York, YO51 9JT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1098 SQ FT / 102.01 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Associates**

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