



## Thornfield Avenue, Dishforth Guide Price £300,000

\*\*\* MODERN DETACHED BUNGALOW \*\*\*

A wonderfully presented and well-maintained detached bungalow offering flexible, modern living accommodation in this highly sought after village location. The property benefits from front & rear gardens and an early inspection is strongly recommended.



## Accommodation

The property is entered via a uPVC double glazed door to the side elevation into the kitchen which is modern in design, with a combination of base and wall storage units with timber effect laminate preparation surfaces incorporating a 1.5 stainless steel sink with drying area. The kitchen has a range of integrated appliances, including a Hotpoint cooker with four ring gas hob over, fridge/freezer, dishwasher and space for a washing machine. There is also ample space for a freestanding dining table.

The kitchen leads through into the central hallway, which has a further uPVC door to the side elevation and two useful storage cupboards, one of which houses the gas boiler.

The spacious sitting room is located towards the front of the property and features a large uPVC bay window allowing light to flow into the room and a gas fireplace which acts as the focal point of the room.

The property has three well-proportioned bedrooms, with bedrooms one and two both having full-height fitted wardrobes. Bedroom three is a good sized single and could easily be used as a home office/study.

The house bathroom has part-tiled walls and comprises a three-piece suite including bathtub with shower over, low flush WC, wash hand basin with mixer tap and a heated towel rail.

## To The Outside

Externally, there is a large rear garden with a stone patio immediately to the rear of the property with steps leading up to a good sized lawned area with well-kept borders and a walled rear boundary. In addition, there is a brick built garage with 'up and over' door, off street parking and a further lawned area to the front.

It is therefore as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

## Energy Efficiency

The property's current energy rating is C (69) and has the potential to be improved to an EPC rating of B (86).

## Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: D - North Yorkshire Council

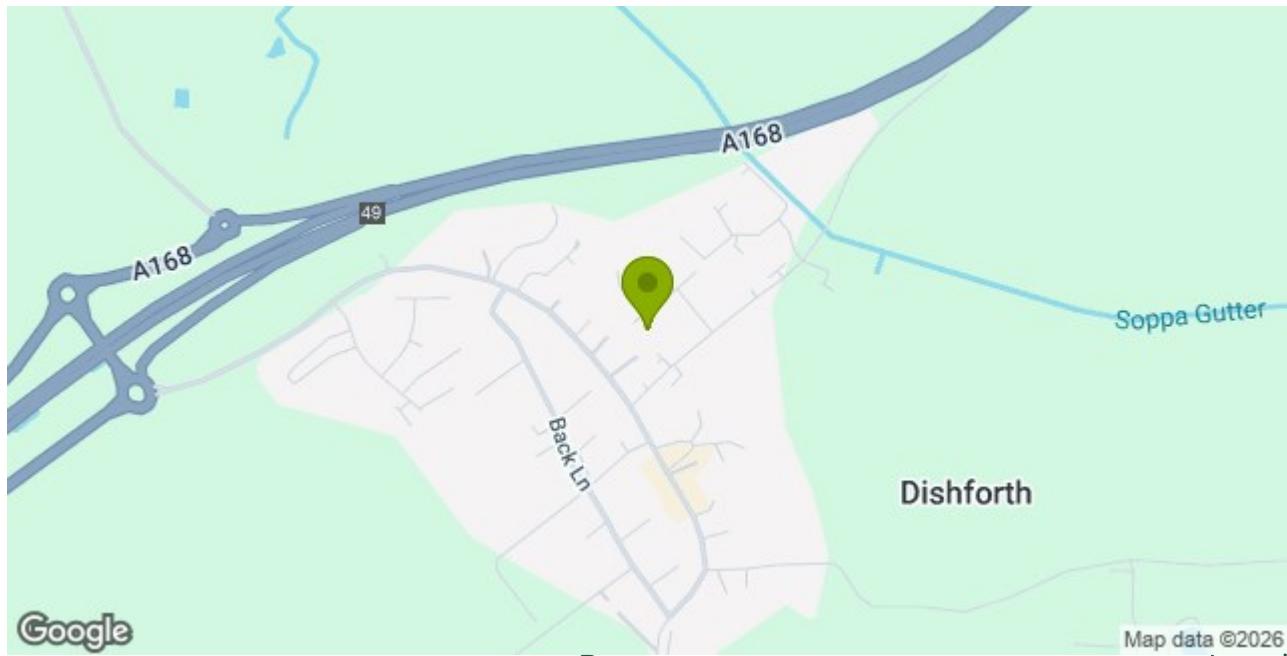
Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 774 SQ FT / 71.91 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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