



## Kingfisher Reach, Boroughbridge £385,000

\*\*\* EXTENDED DETACHED FAMILY HOME \*\*\*

A superb four bedroom detached property which has been skillfully extended overtime and now offers a generous sitting room, snug/lobby, dining room, kitchen, separate utility, and to the outside there are landscaped gardens and a large insulated studio ideal for a home office.





## Accommodation

Entered into a flexible study/lobby space currently arranged as a cosy snug, with a part raised ceiling. Leading from the lobby is a small inner hall with the staircase rising off and access through to the spacious lounge with bay window, and there is a centrally positioned feature gas fireplace.

The sitting room leads to the dining room which is positioned to the rear and enjoys views out towards the landscaped gardens beyond.

The stylish kitchen offers tiled flooring and coordinated high and low storage cupboards, a deep under-stairs cupboard adds further valuable storage. Integrated appliances include a Hotpoint four-ring electric hob with extractor canopy over, an oven, and a fridge/freezer, along with a double-size sink and dish drainer. Adjacent is the separate utility room, which provides space for both a washing machine and tumble dryer and also houses the gas boiler. There is also a downstairs WC and a modern stable-style door opens directly to the rear garden.

Upstairs, the principal bedroom is generous in size and includes large fitted wardrobes along with an en-suite comprising a low-flush WC, standing wash-hand basin, enclosed shower cubicle with full-height tiled splash backs, and a heated towel rail.

Bedroom two is also a generous double with fitted wardrobes, which is currently being utilized as a home study. Bedrooms three and four are both well-proportioned single bedrooms.

Completing the property is the house bathroom which includes a bath with shower attachment, low-flush WC, standing wash-hand basin, and full-height tiled splash backs.

## To The Outside

Outside, to the front, there is raised off-street parking complemented by a combination of landscaped gardens and stone paved patio paths.

The rear garden is mainly laid to lawn and features a stone-paved patio, a step leads you down into a separate garden that includes a timber garden shed. To the side is a generous studio which is of timber construction and is fully insulated with double glazing. The studio is equipped with electric and light and offers an ideal space for a home office or another alternative use.

## Energy Efficiency

The property's current energy rating is C (70) and has the potential to be improved to an EPC rating of C (76).

## Additional Information

Tenure: Freehold

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

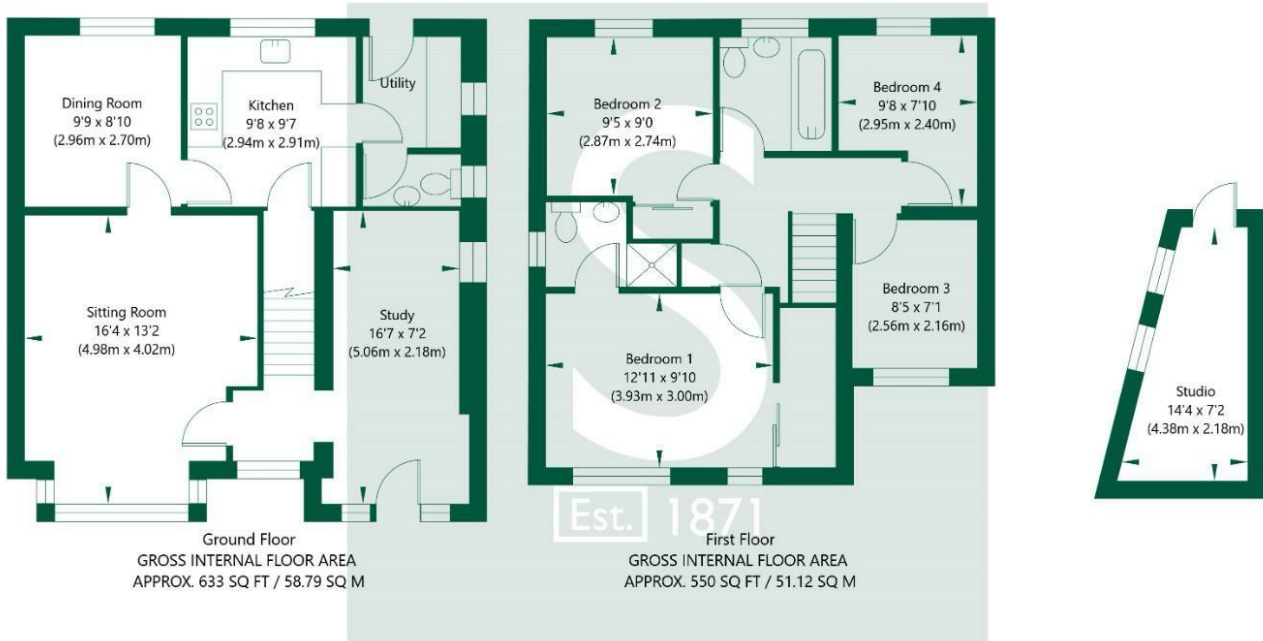
Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: B - North Yorkshire Council

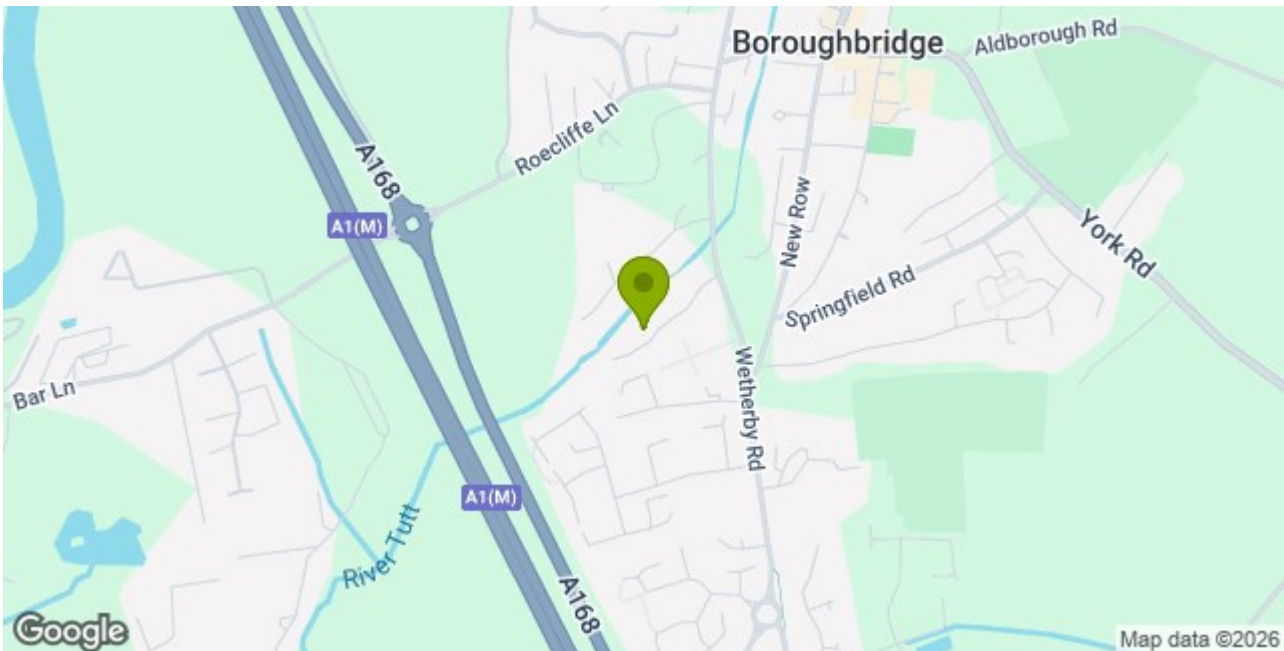
Current Planning Permission: No current valid planning permissions

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

# Kingfisher Reach, Boroughbridge, York, YO51 9JS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1183 SQ FT / 109.91 SQ M - (Excluding Studio)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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