



20 Holray Park, Carlton

£430,000

- Beautiful Detached Bungalow
- Separate Dining Room
- 3 Bedrooms (En-Suite To Bed 1)
- Significantly Modernised, Extended
- Garden Room With Underfloor Heating
- Family Bathroom/WC
- Delightful Lounge
- Spacious Dining Kitchen
- Attached Double Garage

An exceptional example of a beautiful detached bungalow of significant appeal, extending to almost 1,900 sq. ft. of living accommodation within a 0.16 acre plot.

The present owners acquired the property back in 2007, and have since completed a comprehensive programme of works, which has seen the house significantly enhanced, modernised throughout and extended. The major works included the replacement of the kitchen, bathrooms and heating system along with a single storey extension adjoining the rear elevation. The owners were meticulous with their renovation works which also included an entire re-plaster, rewiring and landscaping works.

The internal accommodation is a fine example of a much loved home, with great attention to detail and high specification. As the property is located on the fringes of the village, the rear windows and garden enjoy the fabulous views of open countryside fields and woodland.

The property welcomes you into a spacious entrance hallway having the bedrooms and house bathroom to the right hand side and living accommodation to the left. The principal bedroom is of a generous size, being complemented by an extensive range of full height wardrobes with matching dressing table, and an en suite. There is a large double glazed window to the front elevation, in addition to modern décor and recessed spot lights. The en suite comprises a shower, hand wash basin and low flush wc with recessed spot lights and vertical mirrored heated towel rail.

The property is further enhanced by two double bedrooms, both located to the rear of the property and benefitting from those beautiful countryside rear views. Of particular note, bedroom two also benefits from a range of full height built in wardrobes.

Positioned between the principal bedroom and bedroom two, is the house bathroom enjoying a high specification and being in pristine condition. There is a separate shower cubicle, inset bath, vanity hand wash basin with lower storage and back to wall wc. Full height tiling, vertical mirrored towel rail, secondary chrome heated towel rail and recessed spotlights complete the bathroom specification.

There is a generously sized kitchen, separate dining room and garden room. The more formal reception room is located to the front of the property and is considerably well proportioned measuring 366 sq. ft. Delightfully decorated and with a gas fire which is operated electronically by a remote, and with ample natural light passing through a large double glazed window to the front.

Located off the main reception room is a dining area, having sufficient space to facilitate appropriate furniture. As already highlighted within these particulars, the present owners have completed a comprehensive programme of renovation works and building a single storey extension garden room on the back was one of the most important decisions they made. This room, designed as a space to read, relax and admire the countryside is used every day of the year, even in the cold winter months thanks to electric underfloor heating. Surrounding double glazed windows to the east and west with sliding doors opening out to the rear garden and beyond. Lots of wildlife can be witnessed from the garden room and often comes to the doorstep of the sliding doors.

The kitchen continues the high specification already seen throughout the property and showcases a stunning design enjoying a number of wall and base units to three sides with black granite work surfaces over. There are a number of built in appliances included a gas hob with extractor hood over, wine cooler, oven and grill. The kitchen has been designed with a dining area in mind along with French doors leading to the rear garden and an internal door into the attached double garage.

The garage is accessed by an electric door to the front and has power and lighting inside. The owners have created a utility area with base units and plumbing in place for laundry facilities.

The property is located within a private cul-de-sac position, along Holray Park well known in the village and area for its highly desirable location. The property is well set back from the road, enjoying generous front garden space and ample off street parking.

The rear garden has been designed with low maintenance in mind, having a landscaped garden and enclosed boundaries. The views to the rear are so peaceful and without doubt one of the major selling features of this property.

The property is connected to all mains services and had a brand new gas central heating boiler fitted in December 2021.

The property represents one of those increasingly rare opportunities to acquire such a beautifully presented home, completed to the highest of standards and enjoying just under 1,900 sq. ft. of living accommodation. All viewings are strongly encouraged and strictly by appointment only.

EER- TBC

Tenure - Freehold

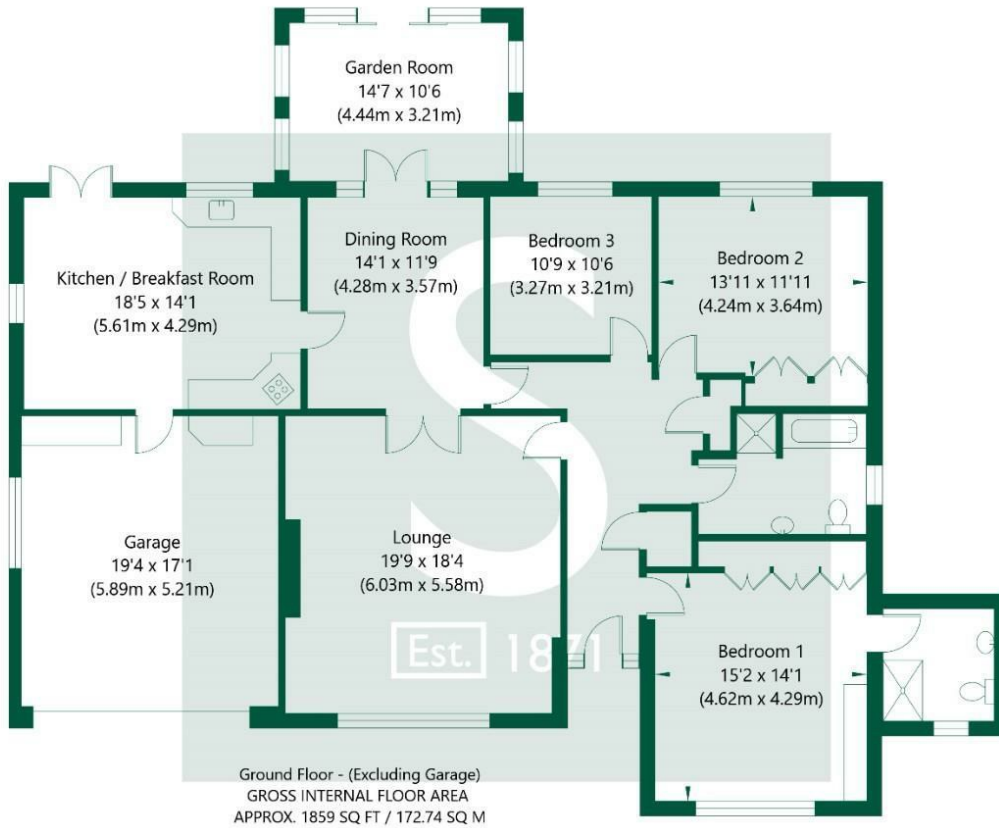
Council Tax - North Yorkshire Council - Band E

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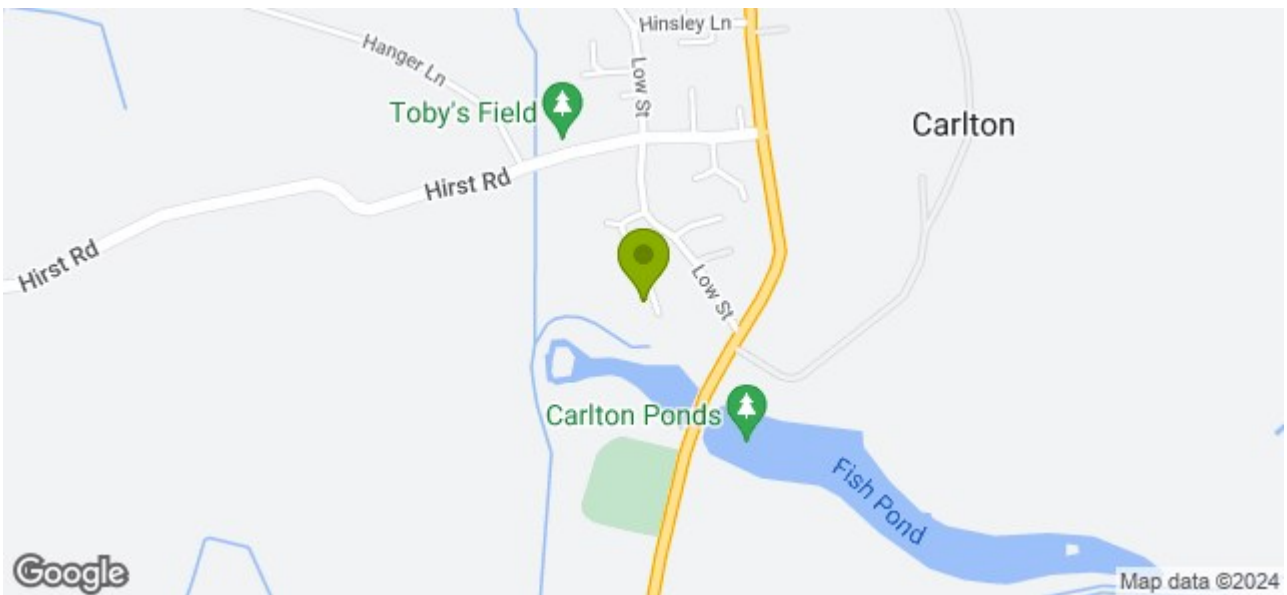




Holray Park, Carlton, DN14 9QP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1859 SQ FT / 172.74 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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