



Melrose House Turnham Lane, Cliffe

Guide Price £470,000

- Deceptively Spacious Detached House
- Extended and Beautifully Modernised
- 4 Bedrooms
- En-Suite & Walk-in Wardrobe to Bed. 1
- Modern Family Bathroom
- Impressive Kitchen
- Dining Room & Lounge
- Sun Room
- Delightful South Facing Garden
- Double Garage & Summerhouse

A deceptively spacious family home delivering immaculate internal accommodation and set within delightful grounds of almost a third of an acre.

Melrose House is an impressive family home, which has been extended and modernised beautifully by the present owners. The property sits along a quiet no through road and enjoys almost a third of an acre private land.

The major works started in 2004 following a successful planning application for a two storey side extension and a single storey extension to the rear elevation. The extension created an entrance hallway and cloakroom wc to the ground floor, and a fourth bedroom to the first floor. Despite the extension being under 2 metres in width, the reconfiguration of the entrance door and addition of the hallway has significantly enhanced the flow and optimised the ground-floor layout. The single storey extension was completed at the same time and creates a superb room. The views stretch along the garden and beyond and connects perfectly with a newly laid patio area via French doors.

The internal accommodation welcomes you through a front uPVC entrance door, into the hallway with a ground floor cloakroom wc. Positioned to the front of the property is an impressive kitchen, comprising a number of wall and base units to three sides with several integral appliances included.

Located adjacent to the kitchen is a formal dining room, having a double glazed window to the side elevation and space for appropriate furniture. There is scope and potential to extend into the kitchen to create a more open plan living arrangement subject to approval.

The bulk of the ground floor accommodation is located to the rear, being made up of a formal lounge and extended sun room. Ample natural light passes through a number of double glazed windows creating a light atmosphere throughout. Positioned along the inner wall is an open fire set within a handsome surround fireplace.

The sun room not only provides that all important additional living space to the ground floor but also a room which can be occupied for a range of purposes depending on the individual(s) requirements. French doors seamlessly merge out onto a newly laid Indian stone patio, occupying an elevated position overlooking the rear garden and beyond.

Ascending to the first floor, a landing gives access to four double bedrooms and a beautiful house bathroom. All four bedrooms benefit from a double glazed window and central heating radiator. The choice bedroom is undoubtedly bedroom one, which is located towards the rear of the property and is complemented by a walk in wardrobe and en suite. The elevated views over the garden and fields beyond can be admired from the first floor. The en-suite comprises a shower, hand wash basin and low flush wc.

The internal accommodation is completed by a modern house bathroom comprising a traditional three piece suite.

Externally the property will be found along Turnham Lane, a quiet no through road, located on the fringe of the village. Melrose House occupies a prominent position along the road, and in turn leads onto a generous driveway providing off street parking for several motor vehicles.

The present owners have carried out an extensive programme of works both inside and outside the property. The creation of two outdoor seating areas are both laid to Indian stone and perfectly positioned to enjoy the south facing sunshine. A double detached garage will also be found to the rear, being accessed by a roller shutter door and equipped with power and lighting inside.

The rear garden is without doubt one of the main selling features, extending to over 270ft with enclosed boundaries to each side. The present owners created a wildlife area which includes a natural pond, to encourage wildlife and safeguard these habitats that species depend on.

Located towards the rear of the garden is a timber framed summerhouse which over the years has proven to be the near perfect addition. Views are admired up the garden towards the house.

The present owners are immensely proud of not only the accommodation inside the property but the outdoor space too, which combined, create the perfect balance of the ideal family home. As the acting agent, we strongly recommend an early inspection to appreciate this fantastic opportunity.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

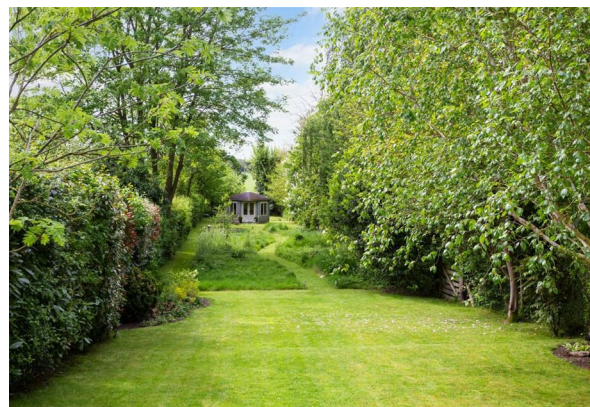
EPC Rating: 69 (C)

Council Tax: North Yorkshire Council Band D

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

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





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