

**3 OAKDALE GLEN
HARROGATE
HG1 2JY**



**NICHOLLS
TYREMAN**

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An immaculately presented, detached family home, situated in a quiet cul-de-sac within the sought after location of the Duchy, close to the Harrogate town centre and adjacent to Oakdale golf course

Entrance Hall | Living Room | Kitchen/Dining Room | Office | Cloakroom with wc | Store

Four Bedrooms | En-suite Dressing Room | Four En-suite Shower Rooms

Garage | Laundry Room | Gym/Workshop

Courtyard Gardens | Off Street Parking

Council Tax: G | Energy Rating: C | Tenure: Freehold

£975,000





This property truly warrants an internal inspection to appreciate the stunning accommodation which has been extended to offer a high specification home, with open plan living, featuring a Sonos sound system and fully integrated Google Smart Home controlling lighting, TV, heating, blinds and the CCTV high security system.

The well planned accommodation is set over three floors and comprises: Steps leading to the entrance hall, a magnificent open plan living room leading to the kitchen/dining room with vaulted ceilings, the highest quality integrated appliances, walk-in larder and beautiful wooden flooring. To the ground floor there is also a separate cloakroom, a home office and an excellent covered store with individual storage cubicles.

A beautiful oak and glass staircase leads to the first floor where the principal suite has a large dressing room and en-suite shower room with underfloor heating. The three further good sized bedrooms all have en-suite facilities

To the lower ground floor is a spacious laundry room with utility cupboard, large integrated garage with electric charger points and up and over door and a gym/workshop.



OUTSIDE

The property is approached via a sloping private road leading to the front of the house where there is off street parking for several vehicles and an area with steel pillars - ideal for adding a carport.

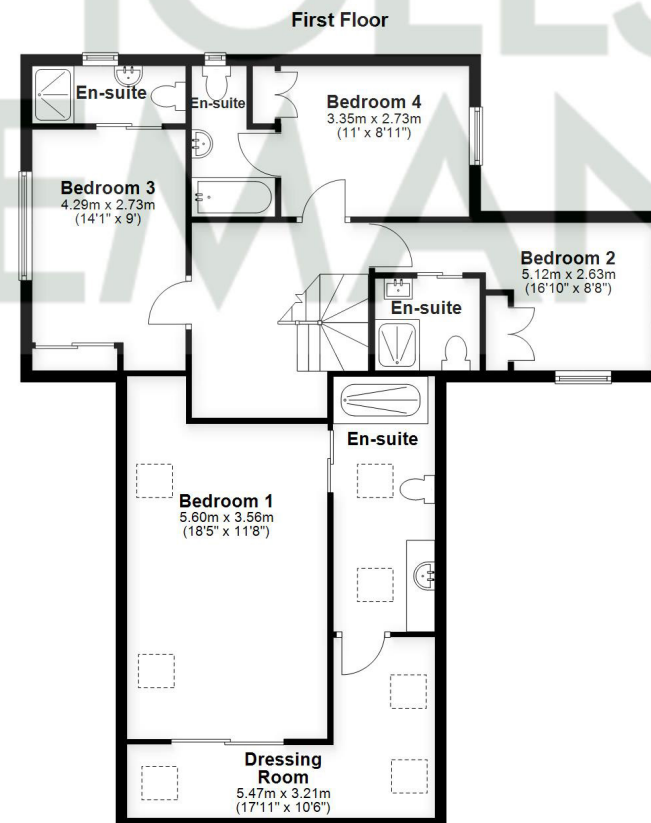
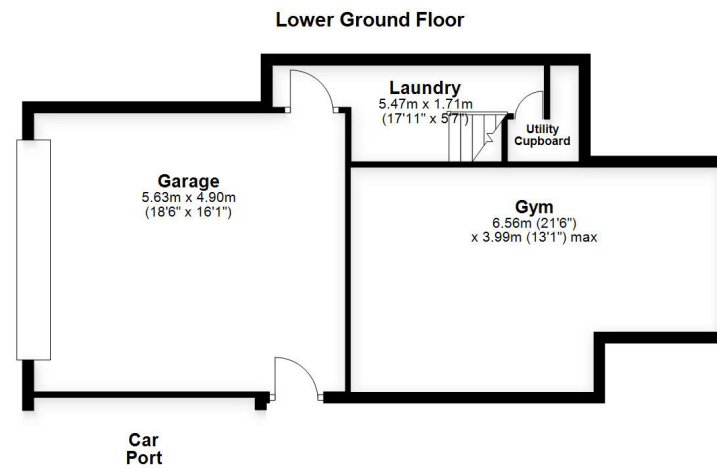
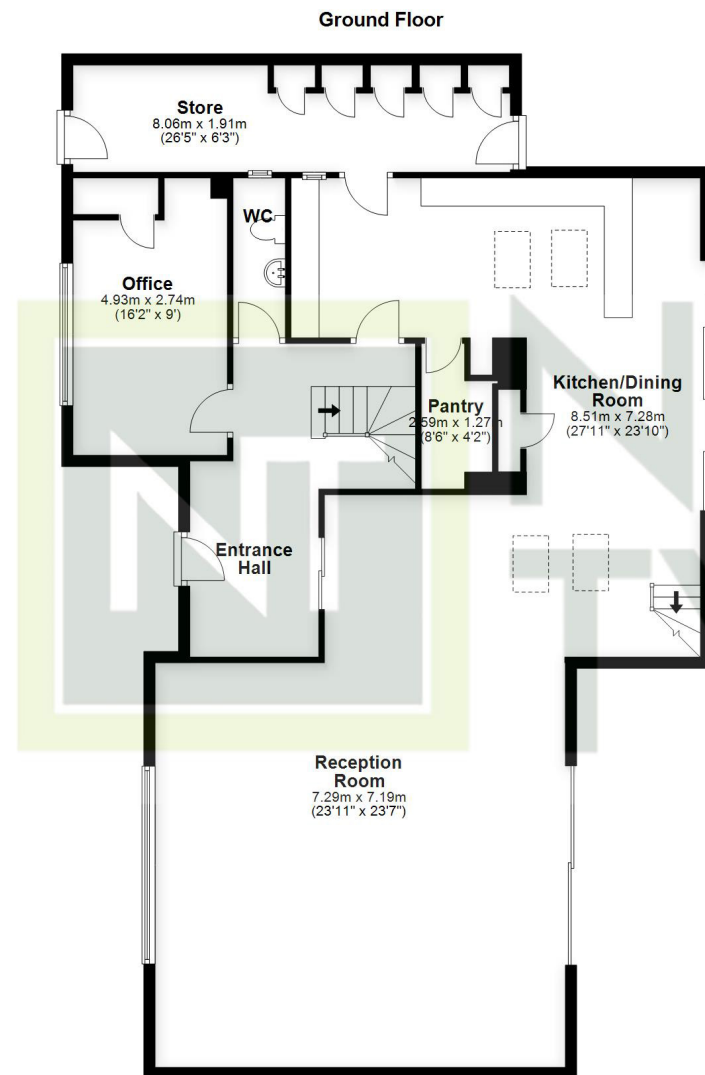
Steps lead to the front door and side utility area.

The living room and kitchen/dining room open, through sliding doors, to the beautifully designed, enclosed courtyard gardens, set to patio and decking with entertaining areas benefiting from lighting, privacy height bamboo screening, specimen plants and trees and raised borders.

The property is located within an easy reach of the Harrogate town centre and local schools, is adjacent to Oakdale Golf Club and minutes walk from the David Lloyd, state of the art gym, with swimming pool and tennis courts.

The Harrogate swimming pool is a short distance away.







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Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSSTYREMAN.COM

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