



An impressive refurbished four bedroomed detached family house with reconfigured living accommodation creating a modern and open plan feel. The refurbishment also includes modern kitchen, bathroom and ensuite fittings, central heating boiler and radiators, internal doors, log burner, French doors, floor coverings and landscaping to the gardens. The accommodation includes a reception hall, cloakroom/wc, lovely open plan kitchen/dining room with twin Belfast sink, breakfast bar, integrated dishwasher and Quartz worktops. There is also a useful utility room with door to the rear garden. The spacious living room has a log burning stove and French doors that open to the rear garden. From the landing there is a master bedroom with ensuite shower room with double walk in shower, three further good sized bedrooms and a family bathroom fitted with a shaped bath with shower over. Externally there is a front garden, double drive to the side leading to the detached double garage with remote door and a lovely rear garden with patio, lawn and a delightful decked seating area.





- Refurbished four bedroomed detached family home
- Spacious living room with log burning stove and French doors to the rear
- Landscaped front and rear gardens with patio, lawn and decked area
- Double driveway leading to a detached double garage with remote door
- Planning permission for two storey extension
- Superb open plan kitchen/dining room with breakfast bar and Quartz work tops
- Master bedroom with luxury ensuite shower room/wc
- Gas fired central heating (boiler fitted Oct 23) and Upvc double glazing
- Excellent Romanby position with in a cul de sac location

GENERAL INFORMATION

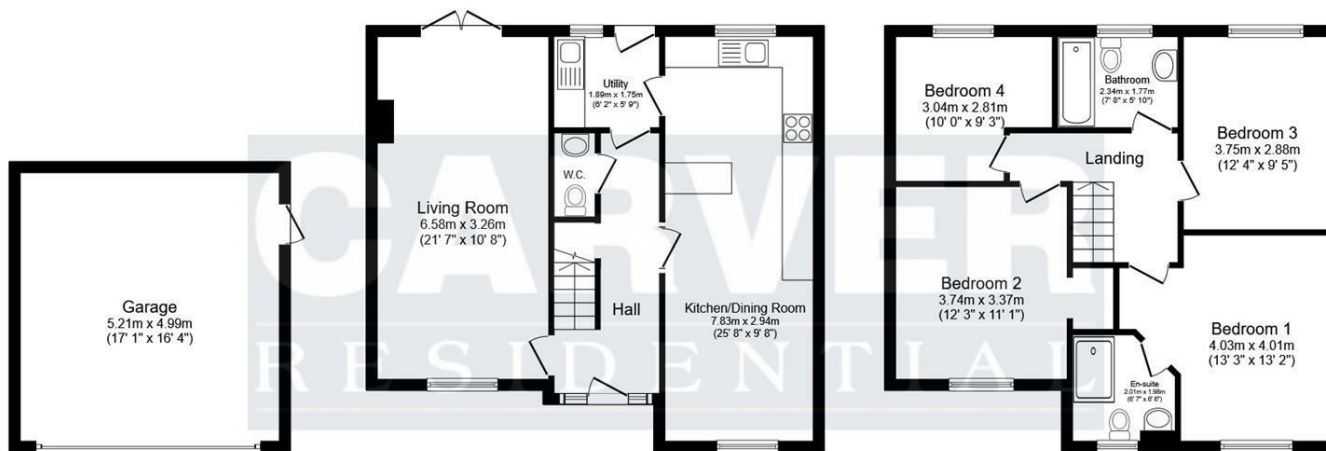
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing, EV Charge point

Local Authority: North Yorkshire Band E

Planning permission granted for a two storey extension and demolition of existing garage Ref. No: ZB23/02469/FUL



Garage

Floor area 26.2 sq.m. (282 sq.ft.)

Ground Floor

Floor area 60.3 sq.m. (649 sq.ft.)

First Floor

Floor area 62.3 sq.m. (671 sq.ft.)

Total floor area: 148.8 sq.m. (1,602 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		68
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		80
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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