



27 Dere Way, Boroughbridge

£450,000 Guide Price



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A beautifully presented and spacious four-bedroom detached home occupying a generous end plot with a large rear garden and detached garage, situated within this popular modern development on the edge of the thriving town of Boroughbridge.

This modern house offers all the benefits expected of a nearly new build, combining stylish interiors with well-proportioned living space ideal for modern family life.

Externally, the property occupies a good-sized end plot. To the front, a driveway provides ample off-street parking and leads to a detached garage. To the rear, a large enclosed garden is laid mainly to lawn, offering an excellent space for families, with a paved seating area ideal for outdoor dining and entertaining.

Dere Way forms part of a vibrant semi-rural community, with countryside walks close by and easy access to a range of local amenities.

Boroughbridge offers an excellent range of local amenities including independent shops, cafés and restaurants along the historic high street. For commuters, the property is well positioned with easy access to the A1(M) and A19, along with mainline rail connections at York and Thirsk. The town lies approximately 18 miles from York, 10.5 miles from Harrogate, less than 7 miles from Knaresborough and 7.5 miles from Ripon, with the Yorkshire Dales and North Yorkshire Moors National Parks also within easy reach.

Council Tax band: E

Tenure: Freehold

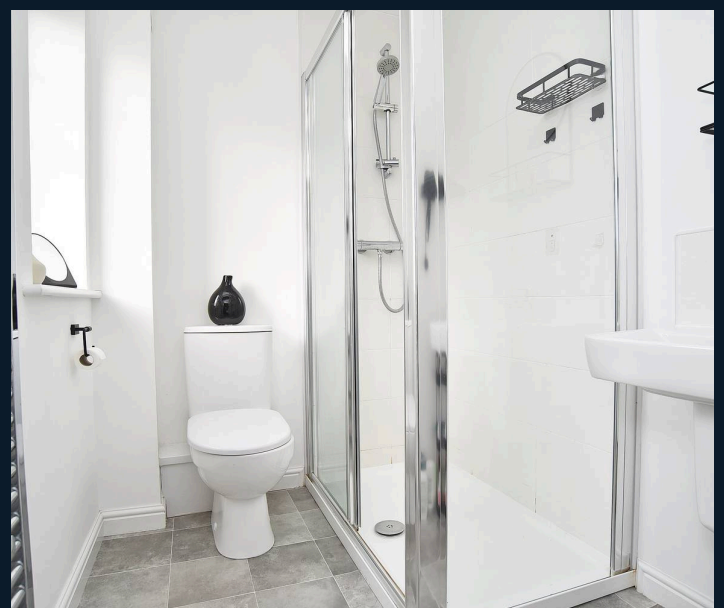
EPC Energy Efficiency Rating: B



The accommodation opens with a welcoming entrance hall, with stairs leading to the first floor and access to a convenient utility/WC. To the front of the property is a spacious bay-fronted sitting room, providing a bright and comfortable space for relaxation, while a separate study offers flexibility for home working or additional reception space.

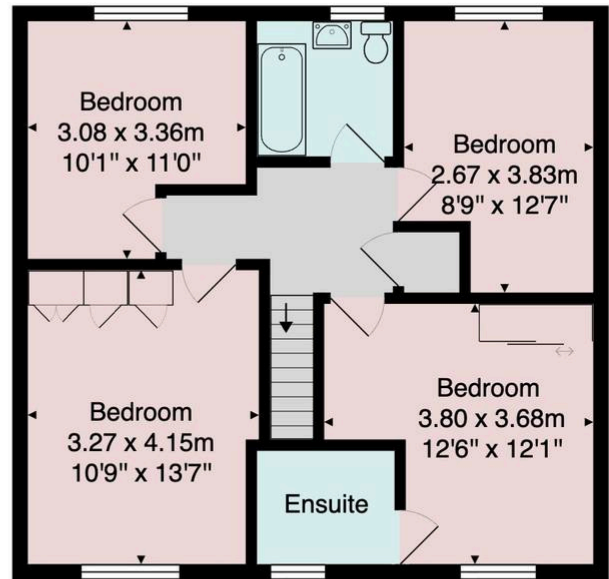
To the rear, the property truly excels with an impressive open-plan dining kitchen, forming the heart of the home. The kitchen is fitted with a stylish range of contemporary units, complemented by quality work surfaces and integrated appliances. This space flows seamlessly into a generous dining area, ideal for both everyday family life and entertaining, with doors opening out onto a paved seating area and the rear garden beyond.

To the first floor, there are four well-proportioned bedrooms, all presented to a high standard. The principal bedroom benefits from a modern en suite shower room, while the remaining bedrooms are served by a stylish house bathroom fitted with a contemporary suite.





Ground Floor



First Floor

Total Area: 123.3 m² ... 1328 ft²

All measurements are approximate and for display purposes only.

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