



## HOLLY RIDGE VICARAGE ROAD

BRIGG, DN20 8RP

**£450,000**  
**FREEHOLD**

An exceptional family home of outstanding quality, Holly Ridge delivers space, style and flexibility in abundance—perfectly designed for modern family living.



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# HOLLY RIDGE VICARAGE

## DESCRIPTION

From the moment you arrive, the property makes a lasting impression. Boasting superb curb appeal, a generous block-paved driveway provides ample parking and leads to a detached double garage complete with electric roller shutter door.

Step inside and the sense of space continues. The ground floor offers a wonderfully versatile layout, beginning with a welcoming forward-facing dining room—ideal for entertaining. A cosy sitting room provides a quieter retreat, while to the rear, an impressive living room opens out through full bi-fold doors, seamlessly connecting indoor and outdoor living. The well-appointed kitchen breakfast room offers the perfect hub of the home, complemented by a separate utility room and a convenient downstairs WC.

The first floor is equally impressive, featuring two spacious double bedrooms, both benefitting from their own ensuite facilities—ideal for guests or growing families. Two further generously sized double bedrooms complete this level, all finished to a high standard.

Occupying the entire second floor is the stunning principal suite—a true parents' retreat. This expansive space offers a large double bedroom with ample room for wardrobes, a walk-in dressing room, and a private ensuite shower room, creating a peaceful haven away from the rest of the home.

Externally, the property continues to impress with a beautifully presented rear garden. A generous patio area provides the perfect space for outdoor dining and entertaining, while the lawn offers room for family enjoyment. Enclosed by attractive brick walling to two sides, the garden is both private and low maintenance.

Finished to an exceptional standard throughout, Holly Ridge is a truly turn-key home, ready for its next owners to move in and enjoy.

Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

## ENTRANCE HALLWAY

Accessed through a composite door with stairs to first floor, storage cupboard and a radiator.

## DINING ROOM

With a uPVC double glazed bay window to front aspect and a radiator.

## SITTING ROOM

Accessed through double timber doors, with a uPVC double glazed window to front aspect and a radiator.

## LIVING ROOM

With bifold doors to rear aspect, radiator and a feature electric fire.

## KITCHEN

With a uPVC double glazed window to rear aspect, range of wall and base units with laminate worktops, one and a half drainer sink, integrated dishwasher, electric fan assisted oven with five ring gas hob and extractor fan, space for an American style fridge/freezer and a radiator.

## UTILITY

With a composite door to side aspect, wall and base units with laminate worktop, one and a half drainer sink, space for a washing machine and dryer.

## DOWNSTAIRS WC

With an opaque uPVC double glazed window to side aspect, WC, hand wash basin and a radiator.



## FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect, stairs to second floor and a storage cupboard.

## BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator leading into:-

## BEDROOM TWO EN-SUITE

With an opaque uPVC double glazed window to side aspect, corner shower, WC, hand wash basin and a radiator.

## BEDROOM THREE

With a uPVC double glazed window to front aspect, loft hatch access and a radiator leading into:-

## BEDROOM THREE EN-SUITE

With an opaque uPVC double glazed window to front aspect, corner shower, WC, hand wash basin and a radiator.

## BEDROOM FOUR

With a uPVC double glazed window to rear aspect and a radiator.

## BEDROOM FIVE

With a uPVC double glazed window to front aspect and a radiator.

## FAMILY BATHROOM

With an opaque uPVC double glazed window to side aspect, panelled bath with handheld shower, cubicle shower, WC, hand wash basin and a chrome towel heater.

## SECOND FLOOR LANDING

## PRINCIPLE BEDROOM

With 2 X velux style windows to rear aspect and a radiator leading into:-

## PRINCIPLE DRESSING ROOM

With a velux style window to rear aspect, built in storage and a cupboard housing water tank.

## PRINCIPLE EN-SUITE

With a cubicle shower, WC, hand wash basin and a chrome towel heater.

## EXTERNALLY

The front of the property has a block paved driveway providing off street parking for several vehicles with lawned areas to each side which leads to the double detached garage with electric door. The rear garden is fully enclosed with timber fencing and a brick wall, laid to lawn with a patio area.

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## ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2056.00 sq ft

Tenure – Freehold





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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