



5 Dere Way, Boroughbridge, North Yorkshire, YO51 9RH

£425,000

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A beautifully presented four-bedroom detached family home with enclosed garden, driveway and integral garage, situated within this popular modern development on the edge of the thriving town of Boroughbridge.

This extended and contemporary property offers all the benefits expected of a nearly new build, combining stylish interiors with well-proportioned living space ideal for modern family life. 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 and 7.5 miles from Ripon, with the Yorkshire Dales and North Yorkshire Moors National Parks also within easy reach.





The accommodation begins with a welcoming entrance hall, finished in a light and neutral décor with wood-effect flooring and a carpeted staircase rising to the first floor. A convenient ground floor WC is accessed from the hallway, ideal for guests and everyday use.



To the front of the property is a spacious and inviting lounge, featuring a large bay window with plantation-style blinds that allow excellent natural light while maintaining privacy. The room is finished with soft carpeting and offers generous space for a variety of seating arrangements, creating a comfortable yet airy living space.



To the rear lies the heart of the home - a bright and spacious open-plan dining kitchen, designed for modern family living and entertaining. The kitchen is fitted with a range of contemporary wall and base units with complementary work surfaces, integrated double oven, gas hob with stainless steel extractor, and ample storage. There is generous space for a family dining table and seating area, with natural light flooding the room via large windows and glazed doors providing direct access to the garden.



To the first floor, the property offers four well-proportioned bedrooms, all presented in a modern and neutral style. The principal bedroom is a comfortable double room benefiting from a private en-suite bathroom, fitted with a contemporary white suite and heated towel rail. The remaining three bedrooms include two further doubles and a versatile fourth room, ideal as a child's bedroom, nursery or home office.

The house bathroom completes the internal accommodation and is fitted with a modern white suite comprising a panelled bath, pedestal wash basin and WC, complemented by stylish tiling, a heated towel rail and a frosted window providing natural light and ventilation.

OUTSIDE

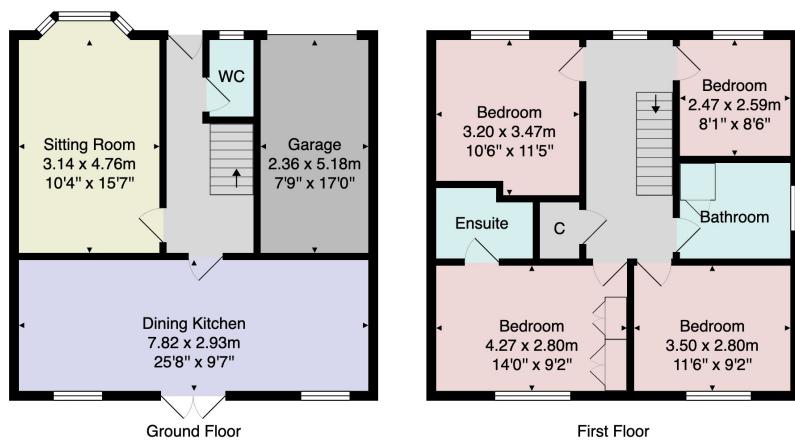
Externally, the property enjoys a generous enclosed rear garden, predominantly laid to lawn and ideal for families, children and outdoor entertaining. The garden offers a good degree of privacy with fenced boundaries and space for seating, play equipment or further landscaping. Patio areas directly accessible from the house provide excellent outdoor dining space during warmer months.

To the front, the home benefits from a private driveway offering off-street parking and access to the integral garage, along with attractive planted borders that enhance the property's kerb appeal.

EPC - B

Tenure - Freehold

Council Tax Band - E



Total Area: 111.6 m² ... 1201 ft² (excluding garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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