



39 Rievaulx Avenue, Knaresborough

£465,000



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#DARINGTOBEDIFFERENT



An extended and beautifully presented four-bedroom, two-bathroom detached family home occupying a prime position within one of Knaresborough's most sought-after residential developments, offering spacious and versatile accommodation, attractive private gardens and ample off-street parking.

Ideally positioned within easy reach of highly regarded local schools, everyday amenities and Knaresborough town centre, this superb family home has been thoughtfully extended and improved to provide flexible living space perfectly suited to modern family life.

The accommodation opens into a welcoming entrance hall with useful understairs storage and a ground floor WC. The heart of the home is the well-appointed breakfast kitchen, fitted with a comprehensive range of contemporary wall and base units complemented by contrasting work surfaces and providing direct access to the rear garden. A spacious lounge enjoys a stylish and contemporary feel, centred around an attractive wood-burning stove which creates a superb focal point and cosy living environment.

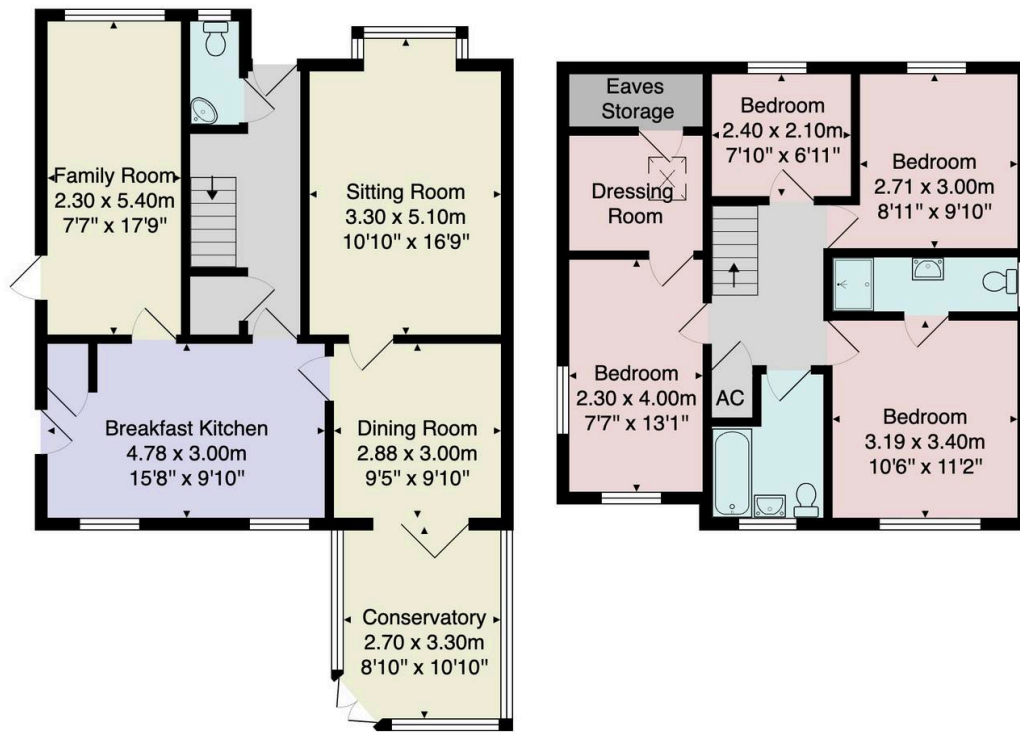
Complementing the principal reception room is a separate family room, currently utilised as a home office and snug, offering excellent flexibility for modern family requirements. To the rear of the property, a separate dining room provides an ideal space for both formal and informal dining and opens through to a bright conservatory overlooking the rear garden. Together, these spaces create a wonderful flow throughout the ground floor and provide excellent areas for entertaining and family living.

To the first floor, the landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from a modern en-suite shower room, whilst bedroom two enjoys the luxury of a dedicated dressing room, providing excellent wardrobe and storage space. Bedrooms three and four are both well-sized rooms, ideal for children, guests or home working.

The contemporary house bathroom is fitted with a modern white suite comprising a panelled bath with rainfall shower and glazed screen, pedestal wash hand basin and WC, complemented by contemporary tiling and a heated chrome towel radiator. The property therefore benefits from both a family bathroom and separate en-suite shower room, making it ideally suited to family occupation.

Externally, the property enjoys excellent kerb appeal and is approached via a generous driveway providing off-





Total Area: 131.0 m² ... 1411 ft²

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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