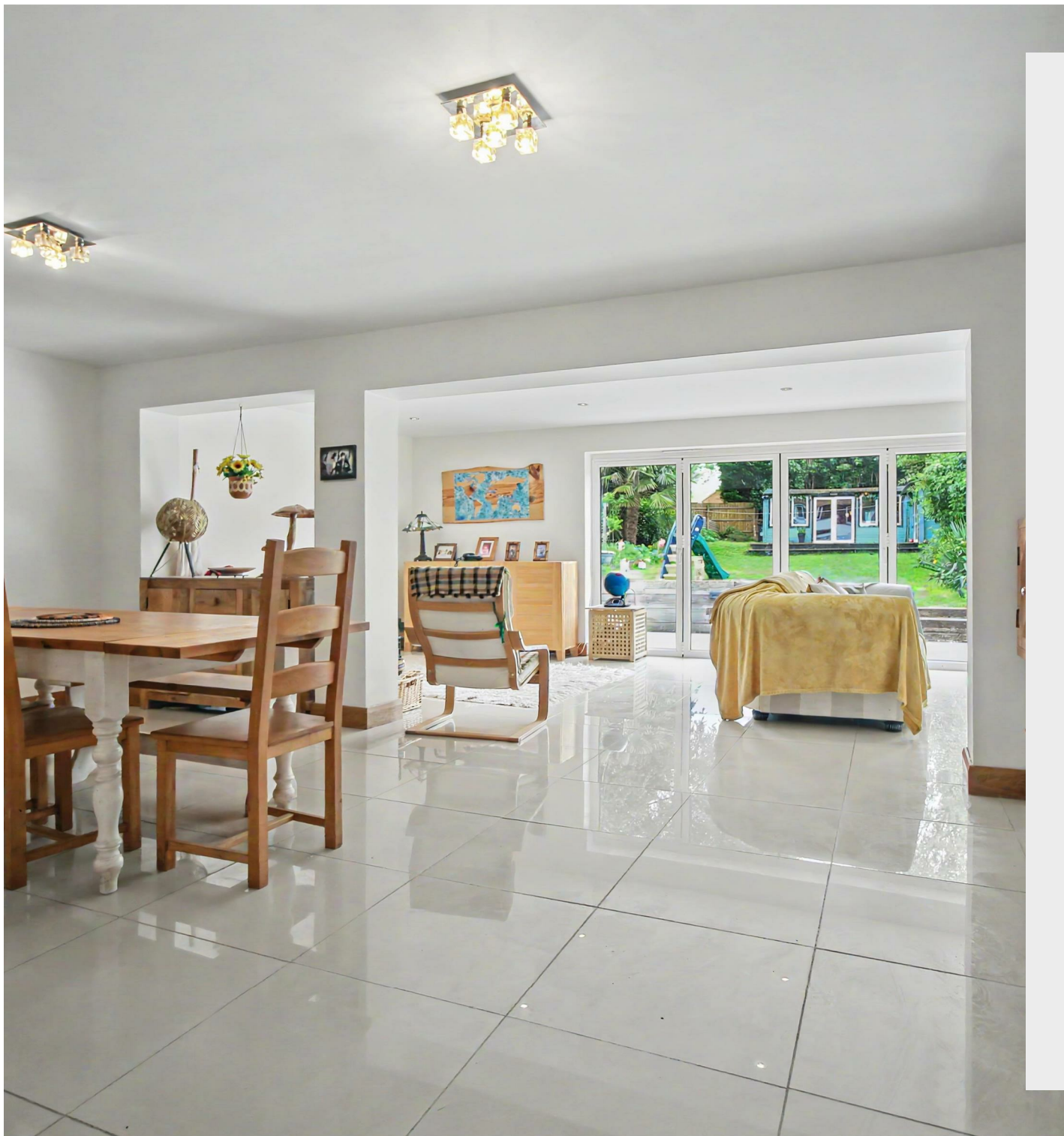




1 Church Road
Hargrave, NN9 6BQ



Simpson & Partners



Situated in the picturesque village of Hargrave, this beautifully extended four-bedroom detached family home offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families seeking village living with generous indoor and outdoor space.

Upon entering, you are welcomed by an entrance hall leading through to an impressive open-plan living area, creating the perfect heart of the home for both everyday family life and entertaining. The ground floor also benefits kitchen/breakfast room, a study, along with a convenient guest WC.

To the first floor, the property offers four good-sized bedrooms alongside a well-appointed four-piece family bathroom, providing comfortable accommodation for the whole family.

Externally, the property continues to impress with a large landscaped rear garden featuring a patio seating area leading onto a laid lawn, with mature trees and shrubs adding privacy and character to the space. There are also two substantial outbuildings with power and lighting, currently used as workshops but offering a multitude of possibilities including home offices, hobbies rooms, gym space or additional storage.

To the front, a generous block-paved driveway provides off-road parking for multiple vehicles and leads to the garage, whilst a laid lawn area with attractive brick wall surround completes the frontage.

Call now to arrange your viewing and appreciate everything this fantastic family home has to offer!

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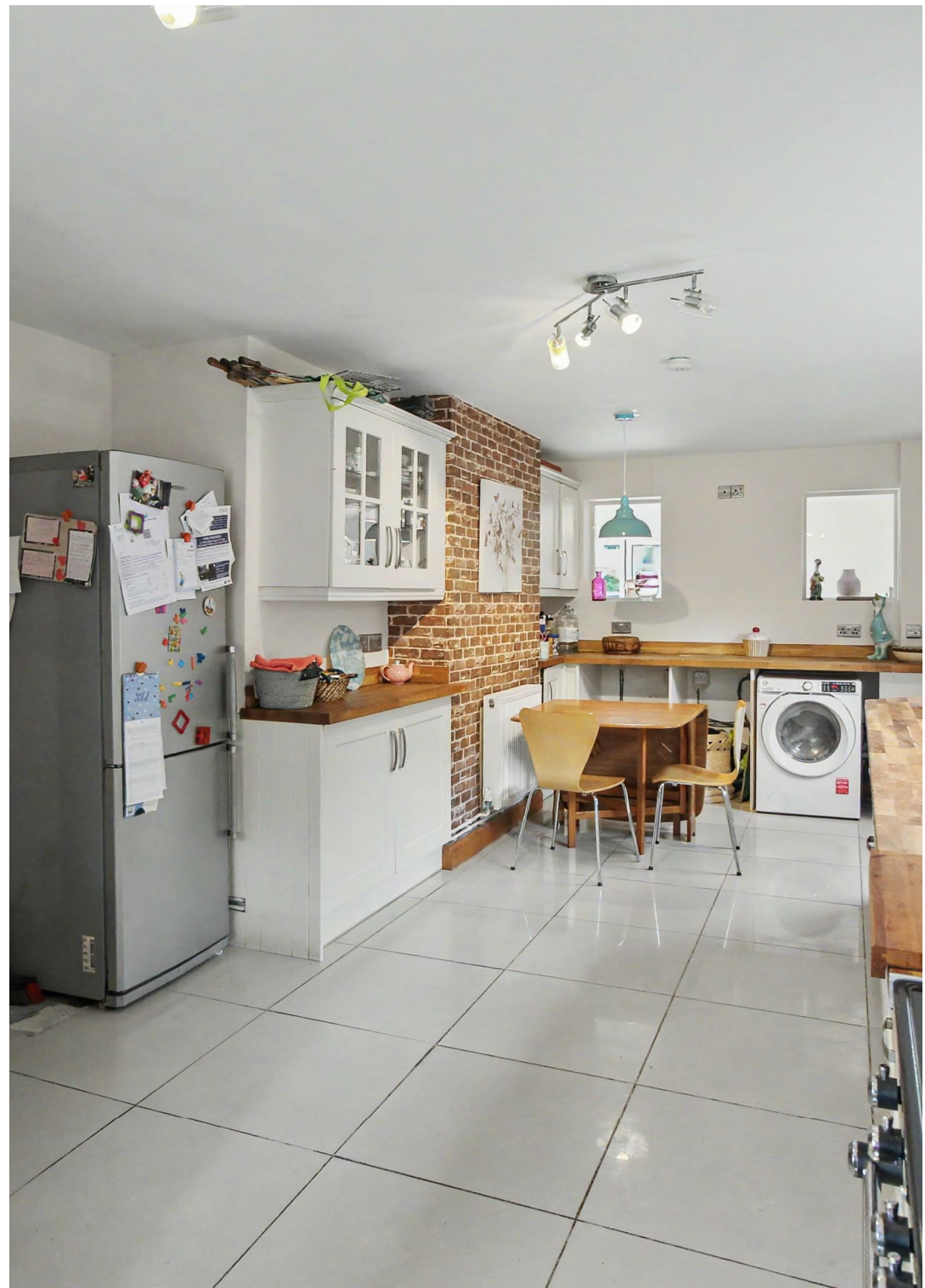
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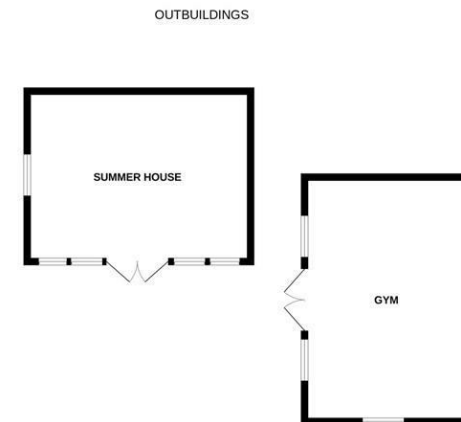
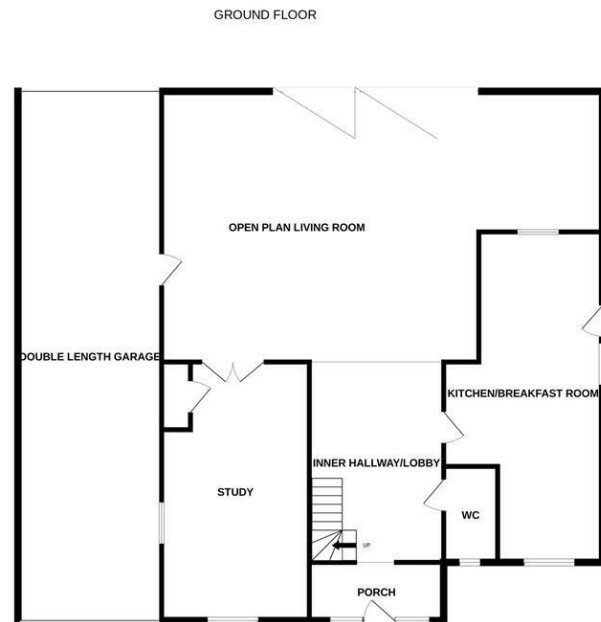
Guide Price £560,000











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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