



## 55 Chestnut Drive, Knaresborough

£525,000 Guide Price



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



**A spacious and beautifully presented four-bedroom detached family home occupying a generous corner plot within a sought-after modern development close to Knaresborough town centre, offering flexible living space, landscaped gardens and a detached double garage.**

Finished to an excellent standard throughout, the property provides an ideal balance of open and separate living spaces, perfectly suited to modern family life. The stylish dining kitchen connects directly to the adjoining dining room, creating a sociable flow between the two spaces whilst retaining the flexibility that many modern buyers seek.

Chestnut Drive forms part of a highly regarded modern development situated on the edge of the historic market town of Knaresborough, combining a pleasant residential setting with convenient access to local shops, schools, recreational facilities and the railway station. Harrogate is readily accessible by road, bus and rail, whilst the nearby A1(M) provides excellent connections to the commercial centres of North and West Yorkshire.

EPC: B. Council Tax: E. Freehold

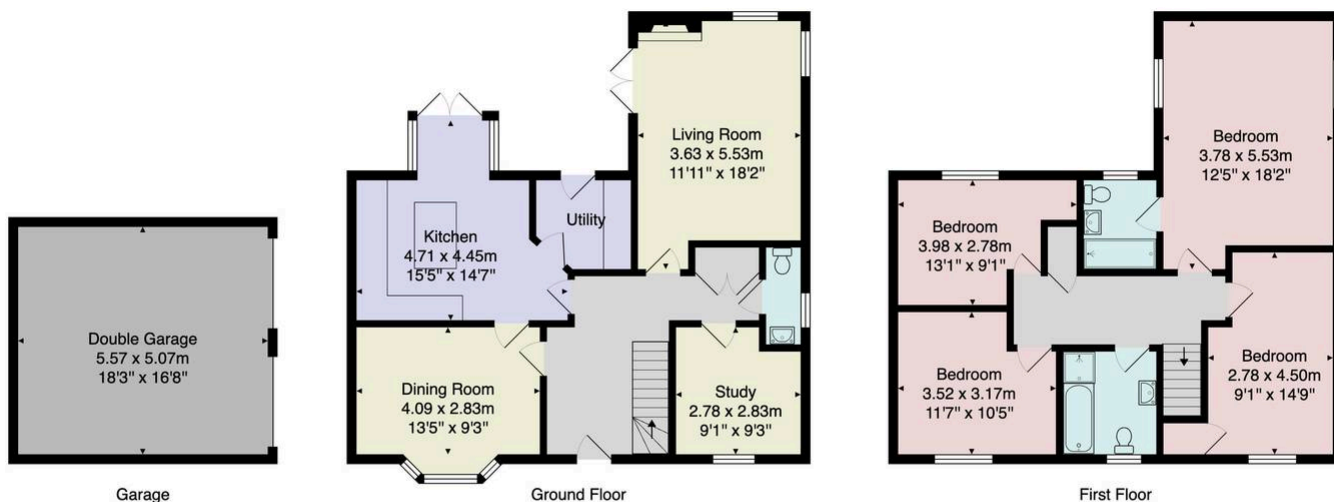


A welcoming entrance hall with useful storage leads to a guest cloakroom/WC, a generous living room with glazed doors opening onto the rear garden, a separate study ideal for home working, and an elegant dining room. The heart of the home is the beautifully appointed dining kitchen, fitted with a comprehensive range of contemporary units, integrated appliances and a matching breakfast island. Glazed doors provide direct access to the garden, creating an ideal space for both everyday family living and entertaining. The direct connection between the kitchen and dining room offers the feel of open-plan living whilst allowing each room to be enjoyed independently when desired. A separate utility room adds further practicality.

To the first floor, a spacious landing leads to four well-proportioned double bedrooms. The impressive principal bedroom benefits from a modern en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom featuring both a bath and separate shower enclosure.

Externally, the property enjoys an attractive corner plot with a beautifully landscaped and fully enclosed rear garden, featuring a shaped lawn and paved seating areas that provide excellent spaces for outdoor dining, entertaining and relaxation. A driveway provides off-street parking for several vehicles and leads to a detached double garage, part of which has been thoughtfully converted into a gym, offering valuable additional flexibility for fitness, hobbies or storage.





Total Area: 177.2 m<sup>2</sup> ... 1907 ft<sup>2</sup>  
 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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

