Davis Lund

Hutton Conyers
Ripon
North Yorkshire
HG4 5EB
Guide Price £425,000

Accommodation

A modern and beautifully presented four bedroom detached family home, offering a lovely setting in the sought after village of Hutton Conyers and enjoying fantastic open views to the rear.

Built in 2023, this modern home reveals a flexible layout, with accommodation arranged over three floors, which was constructed and finished to a high standard throughout.

On the ground floor there is an entrance hall with stairs rising to the first floor and an under stairs storage cupboard. There is a living room to the front of the house, plus an open plan kitchen/diner/family room to the rear, with bi-fold doors leading seamlessly to the outside area and making the most of the views. The kitchen is fitted to a high standard, with some integrated appliances and a breakfast island. Beyond the kitchen, there is a utility room and WC, whilst access is also available to the integral garage.

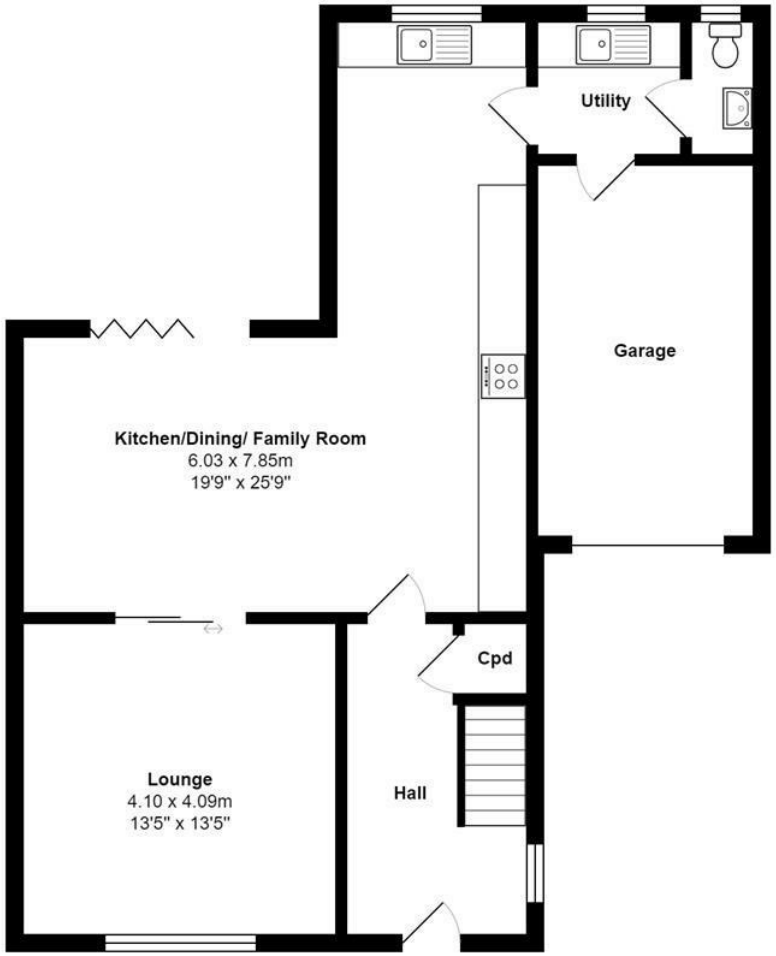
To the first floor there is a landing with stairs rising to the second floor, three good size bedrooms (one with a stylish ensuite shower room) and the house bathroom, fully tiled and fitted with a white suite, including a bath and separate walk in shower. On the top floor there is the main bedroom, with extensive eaves and cupboard storage, whilst also offering a modern ensuite bathroom, which again features a bath and separate shower.

Externally there is driveway parking to the side of the house, also giving access to the single garage. There is a paved front garden and gated access is available to the enclosed rear garden, which offers a high degree of privacy and also enjoys uninterrupted views. The garden is fully paved, with ease of maintenance in mind.

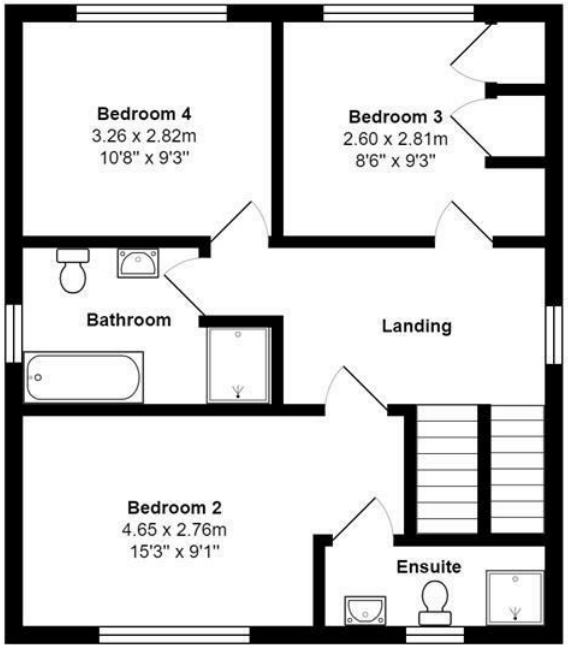
The popular village of Hutton Conyers is located just a short drive away from Ripon, so an array of amenities and access to local schools is readily available, including the Ripon Grammar School. The property is also ideally placed for commuters, with ease of access to both the A1 and A19.

Properties are rare to market in this highly desirable village, especially in this price bracket and an early viewing is advised on this lovely energy efficient home, which is sold with no onward chain and features an air source heating system and a high specification finish.

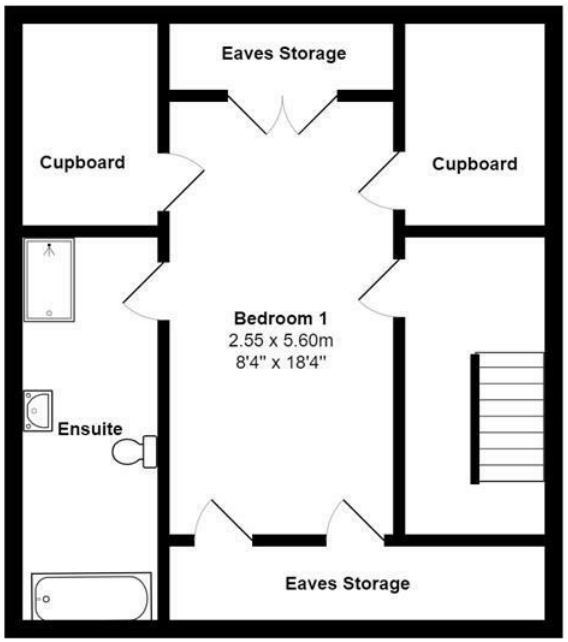
Floorplan



Ground Floor

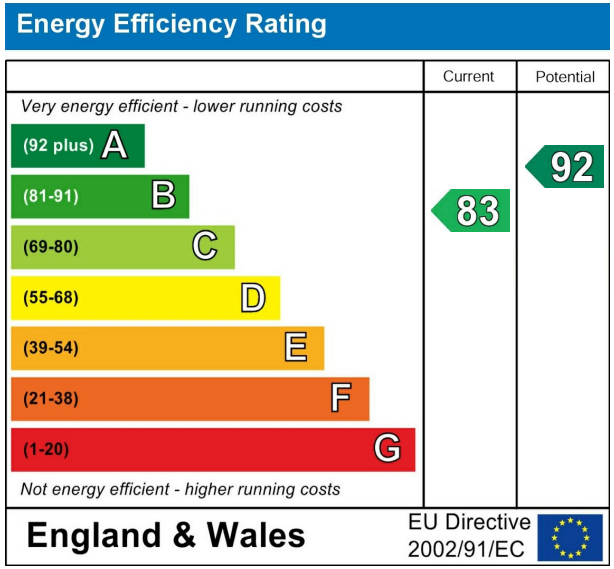


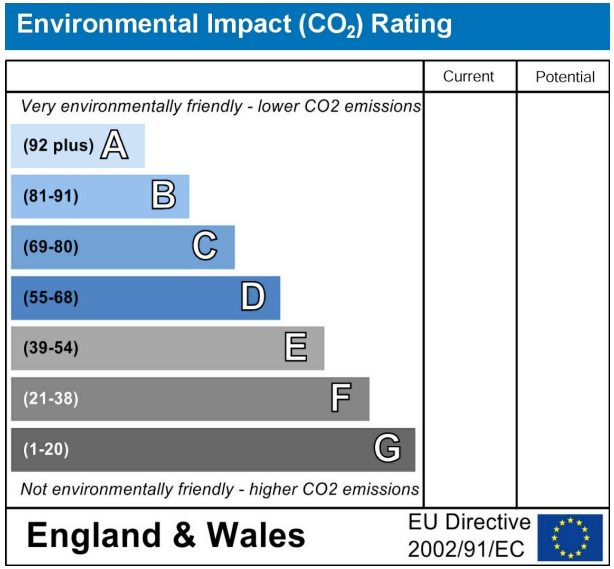
First Floor



Second Floor

EPC





VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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