





15 Sterling Chase, Knaresborough

Guide Price £425,000

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A beautifully presented four-bedroom detached family home occupying an attractive corner plot with enclosed walled garden, detached garage and driveway, offering spacious and versatile accommodation in this highly sought-after residential development close to the picturesque Hay-a-Park Nature Reserve.
The welcoming entrance hall provides access to the principal ground floor accommodation together with a useful guest cloakroom/WC.

To the front of the property is an elegant formal dining room, beautifully presented and ideal for family meals or entertaining. Glazed oak double doors open through to the spacious living room, allowing the two rooms to flow together when desired whilst retaining the flexibility of separate living spaces.

Outside, the property occupies a delightful corner plot with attractive enclosed walled gardens offering a high degree of privacy. The rear garden has been thoughtfully landscaped with lawn and paved seating areas, creating an ideal space for outdoor dining, entertaining and family enjoyment. To the side of the property, a private driveway provides off-street parking and leads to a detached garage.

Sterling Chase forms part of a highly regarded residential development on the eastern side of Knaresborough. The property enjoys immediate access to the beautiful Hay-a-Park Nature Reserve and lakes, renowned for their scenic walks and abundant wildlife, whilst Knaresborough's historic market town centre offers an excellent range of independent shops, cafés, restaurants and rail links. The area is particularly well served by highly regarded primary and secondary schools and provides convenient access to Harrogate, York, Leeds and the A1(M).

Beautifully maintained and ready to move into, this is an outstanding family home offering spacious and versatile accommodation in one of Knaresborough's most desirable residential locations.

Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: C



The generous living room is a bright and inviting reception room with ample space for both seating and dining furniture. French doors open directly onto the rear garden, creating a wonderful space for everyday family living and entertaining.
The stylish breakfast kitchen is fitted with an attractive range of contemporary cream high-gloss wall and base units complemented by wood-effect work surfaces, tiled splashbacks and integrated cooking appliances.
Adjoining the kitchen is a practical utility room providing additional storage, plumbing for laundry appliances and direct access to the rear garden.

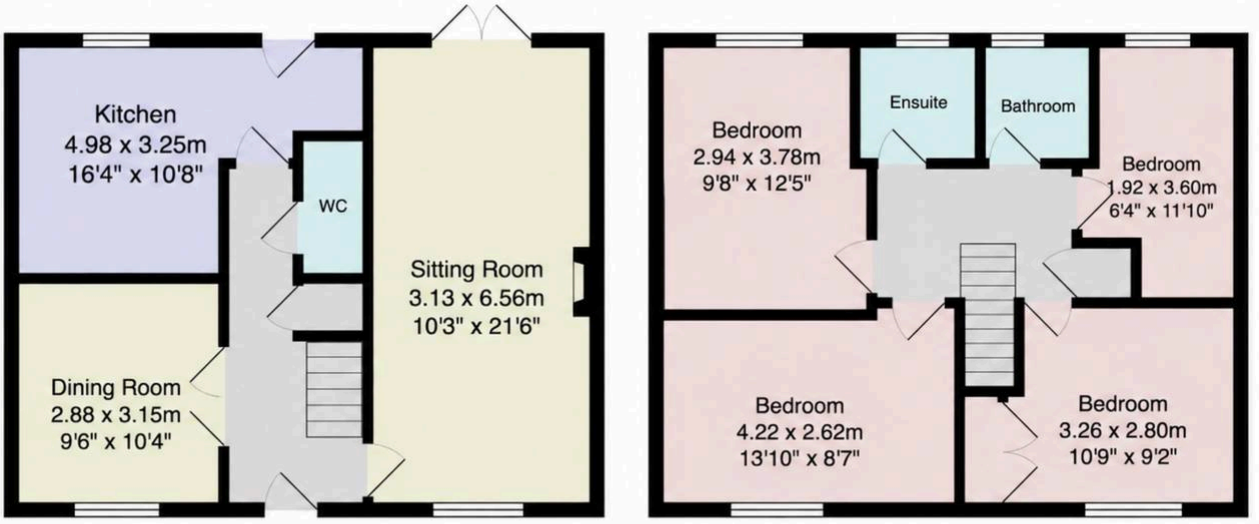


To the first floor, a central landing leads to four well-proportioned bedrooms and the house bathroom. The principal bedroom benefits from a stylish contemporary en-suite shower room, fitted with a modern white suite, walk-in shower enclosure and attractive marble-effect tiling.

Bedrooms two and three are both generous double rooms, while the fourth bedroom provides excellent flexibility as a child's bedroom, nursery or home office.



The family bathroom has been tastefully modernised and comprises a contemporary white suite including a panelled bath with rainfall shower over and glazed screen, wash hand basin, WC and heated towel rail, complemented by attractive marble-effect wall tiling.



Ground Floor

First Floor

Total Area: 108.4 m² ... 1167 ft²

All measurements are approximate and for display purposes only.

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