



1 Stagecoach Drive, Boroughbridge

£425,000



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A beautifully presented four-bedroom detached family home, occupying an attractive position within this popular modern development on the edge of the thriving market town of Boroughbridge. The property offers stylish and contemporary accommodation throughout, together with a landscaped rear garden, driveway, integral garage and electric vehicle charging point. Built to a high specification, this impressive home combines all the advantages of modern family living with a convenient semi-rural location. Stagecoach Drive enjoys easy access to countryside walks whilst being within close proximity of Boroughbridge's excellent range of shops, cafés, restaurants and everyday amenities. The property is also ideally situated for commuters, with excellent access to the A1(M) and A19, together with mainline rail services available from York and Thirsk. Harrogate, Knaresborough and Ripon are all within easy reach, as are the Yorkshire Dales and North Yorkshire Moors National Parks.

OUTSIDE

A driveway provides off-road parking and leads to the integral garage. An electric vehicle charging point is also installed. To the rear there is an attractive landscaped garden comprising lawned areas, patio seating and well-stocked planted borders, creating an excellent outdoor sitting and entertaining space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



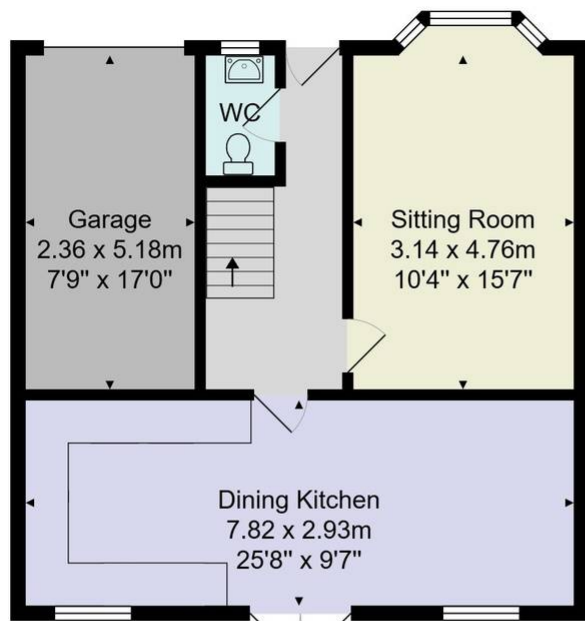
GROUND FLOOR

A welcoming reception hall with fitted storage cupboard provides access to the principal accommodation. There is a useful downstairs cloakroom fitted with a WC and washbasin. The sitting room is a spacious reception room with an attractive bay window to the front elevation. A particular feature of the property is the stunning open-plan dining kitchen, providing generous space for family living and entertaining with glazed doors opening directly onto the rear garden. The kitchen is fitted with a stylish range of contemporary wall and base units and integrated appliances including a gas hob, double oven, dishwasher, washing machine and fridge freezer.

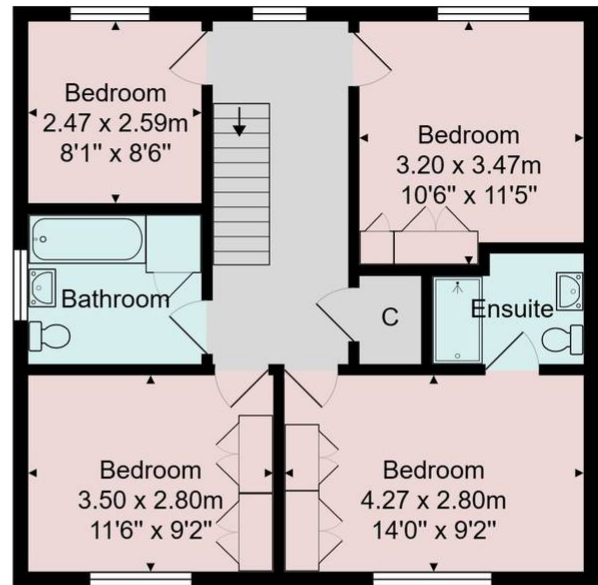
FIRST FLOOR

On the first floor there are four good sized bedrooms, three of which benefit from fitted wardrobes. The principal bedroom enjoys the advantage of a modern en suite shower room. The remaining bedrooms are served by a contemporary family bathroom fitted with a WC, washbasin and bath with shower above.





Ground Floor



First Floor

Total Area: 111.6 m² ... 1201 ft² (excluding garage)

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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