



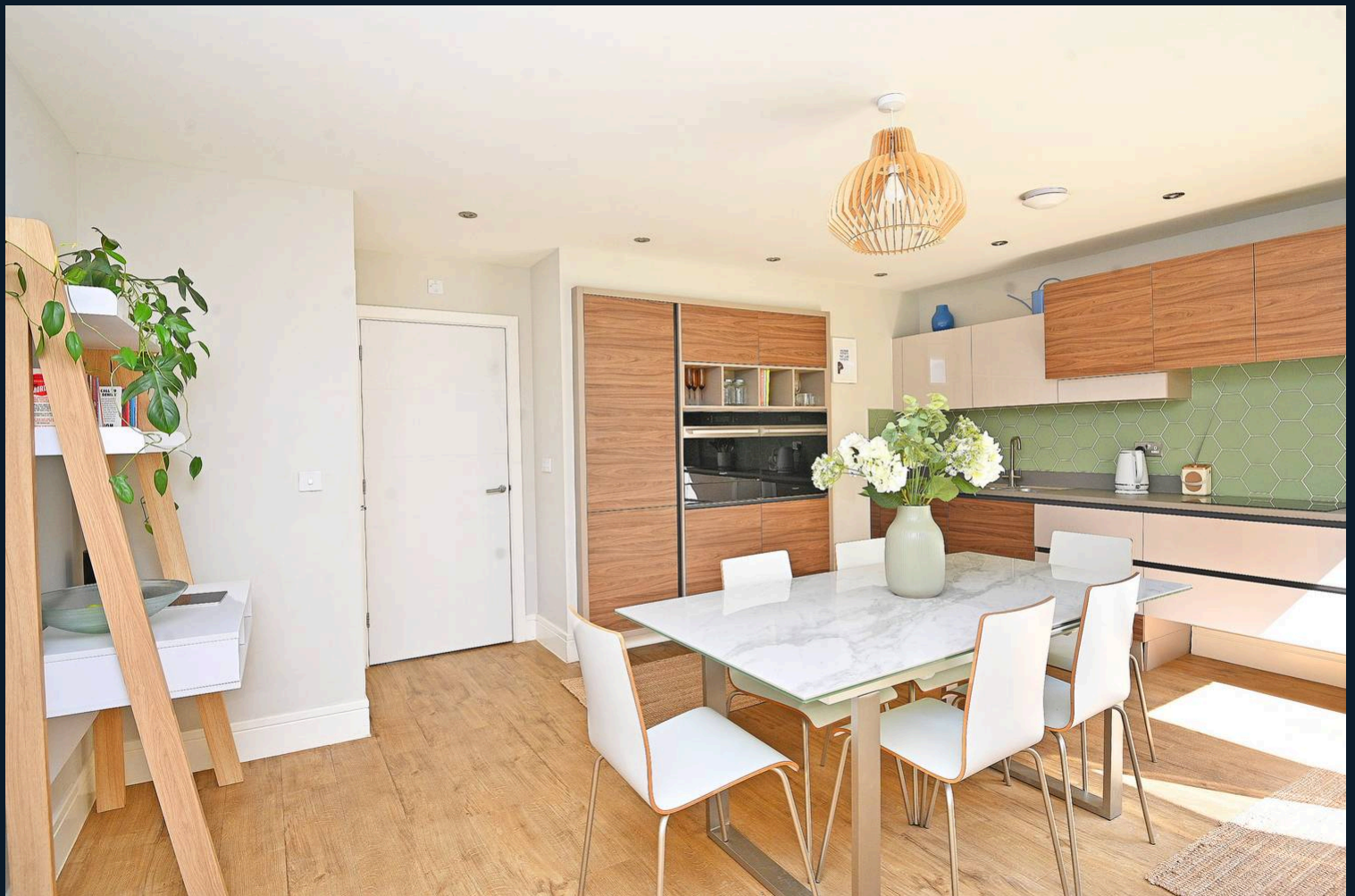
11 Garten Close, Knaresborough

£525,000



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WINNING AGENT**

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An exceptional four-bedroom detached family home, revealing stylish and beautifully appointed accommodation throughout and forming part of this exclusive modern development built by Avant Homes. Constructed to a high specification and offered with the remainder of a 10-year builder's warranty, this superb property occupies a desirable position close to open countryside whilst remaining within easy walking distance of Knaresborough town centre and its excellent range of amenities.

A particular feature of the property is the impressive ground floor living space, designed perfectly for modern family life and entertaining. The stunning open-plan kitchen and family area opens directly onto the attractive south-facing rear garden, creating a wonderful indoor and outdoor living environment. The property also benefits from four good sized bedrooms, two bath/shower rooms, driveway parking and an integral garage. The house is finished to Avant Homes' signature high specification, including contemporary fittings, quality integrated appliances and stylish bathrooms.

Situated just off Boroughbridge Road, the development combines the benefits of a peaceful residential setting with excellent access to Knaresborough's shops, schools, railway station and nearby countryside walks. An internal inspection is strongly recommended to appreciate the quality and space this outstanding home has to offer.

OUTSIDE

A driveway provides off-road parking and leads to an integral single garage with remote-controlled electric roller door, light, power and electric vehicle charging point. To the rear of the property is an attractive and private landscaped south-facing garden comprising lawn, paved and decked seating areas and well stocked planted borders providing an attractive outdoor entertaining space. Outside water tap and power point. Garden shed and useful storage space down both sides.

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



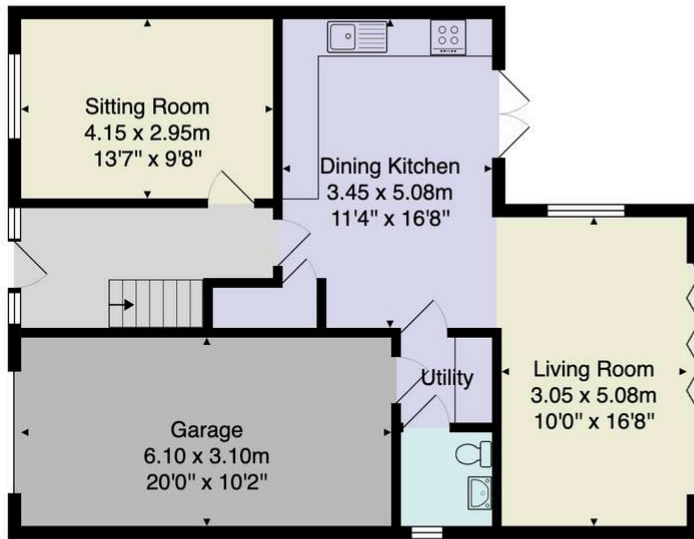
GROUND FLOOR

A welcoming entrance hall provides access to the principal accommodation and staircase leading to the first floor. The lounge is a spacious reception room with window to the front elevation. A particular highlight of the property is the superb open-plan dining kitchen, fitted with an extensive range of modern wall and base units together with integrated appliances including induction hob, microwave, oven and warming drawer, dishwasher and fridge/freezer. The kitchen opens seamlessly into the family room, creating an excellent entertaining and family space. The family room enjoys views over the rear garden and features bi-folding doors leading directly outside. There is also a useful utility room fitted with units, worktop and sink together with space and plumbing for a washing machine with door to integral garage (currently used as a gym). A downstairs cloakroom comprises WC and washbasin. Amtico flooring throughout the entire ground floor

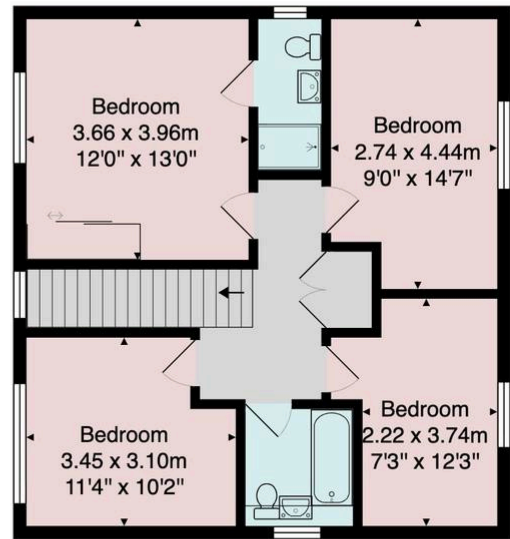
FIRST FLOOR

The landing benefits from a useful built-in storage cupboard. There are four good-sized bedrooms, including the principal bedroom which has fitted wardrobes and a modern en suite shower room. The house bathroom is fitted with a contemporary suite comprising WC, washbasin set within a vanity unit and bath with shower above, complemented by modern tiling.





Ground Floor



First Floor

Total Area: 145.7 m² ... 1569 ft²

All measurements are approximate and for display purposes only.

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