



**3 Marton Meadow, Marton Le Moor**

**£749,000**



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WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A very spacious and beautifully presented modern four-bedroom detached family home with attractive gardens, integral double garage and delightful views over adjoining countryside. The property occupies a superb position within this desirable village location close to Ripon and enjoys a peaceful setting whilst remaining extremely convenient for access to the nearby city as well as Leeds, York and Thirsk railway stations. King's Cross is within three hours from the house by direct train via Thirsk station.

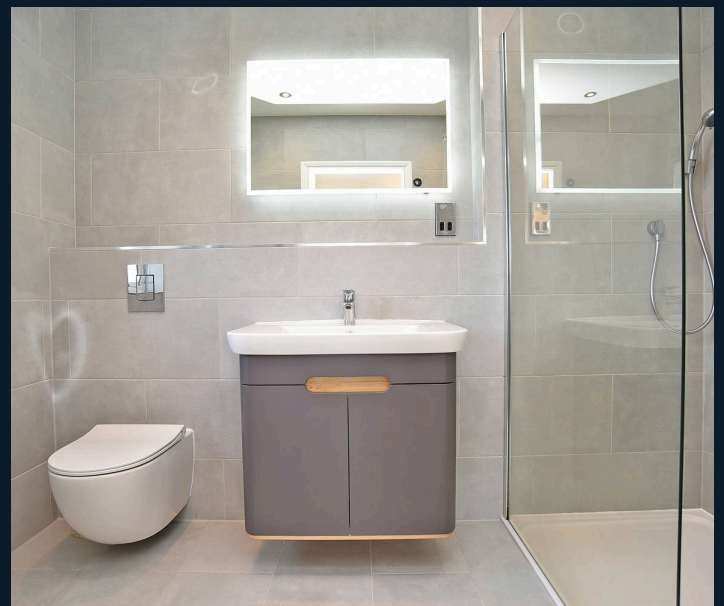
This impressive home provides high-quality and flexible accommodation together with excellent sustainable energy efficiency, benefiting from solar panels, a whole home backup Tesla domestic battery and an air source heat pump heating system providing underfloor heating to the ground floor and radiator heating to the bedrooms. The generous accommodation includes multiple reception rooms, a superb dining kitchen, utility room and four well-proportioned bedrooms, two with en-suite facilities.

Council Tax: F



#### GROUND FLOOR

A welcoming reception hall with impressive double-height vaulted ceiling creates a striking first impression and provides access to the principal living areas. The main sitting room is a large and attractive space with windows and glazed bi-folding doors opening onto the garden, together with a wood burning stove creating a focal point. There is also a second reception room with windows to two sides providing a bright and versatile additional lounge or family room. A particular highlight of the property is the stylish fitted kitchen which comprises a range of high-quality units with quartz worktops, central island with breakfast bar and fully integrated appliances. The kitchen also provides space for a dining area. All reception rooms have wired CAT5 internet and TV terrestrial and satellite aerial sockets. There is a separate utility room fitted with worktop and sink together with space and plumbing for a washing machine, separate tumble dryer or freezer as well as a useful downstairs WC.



#### FIRST FLOOR

On the first floor there are four good-sized bedrooms, all benefiting from fitted wardrobes with integrated power points suitable for concealed televisions. All bedrooms have wired CAT5 internet and TV terrestrial and satellite aerial sockets. Two of the bedrooms benefit from modern en-suite shower rooms and there is also a stylish house bathroom. All bathrooms are fitted with contemporary fittings, electric radiators and electric underfloor heating.

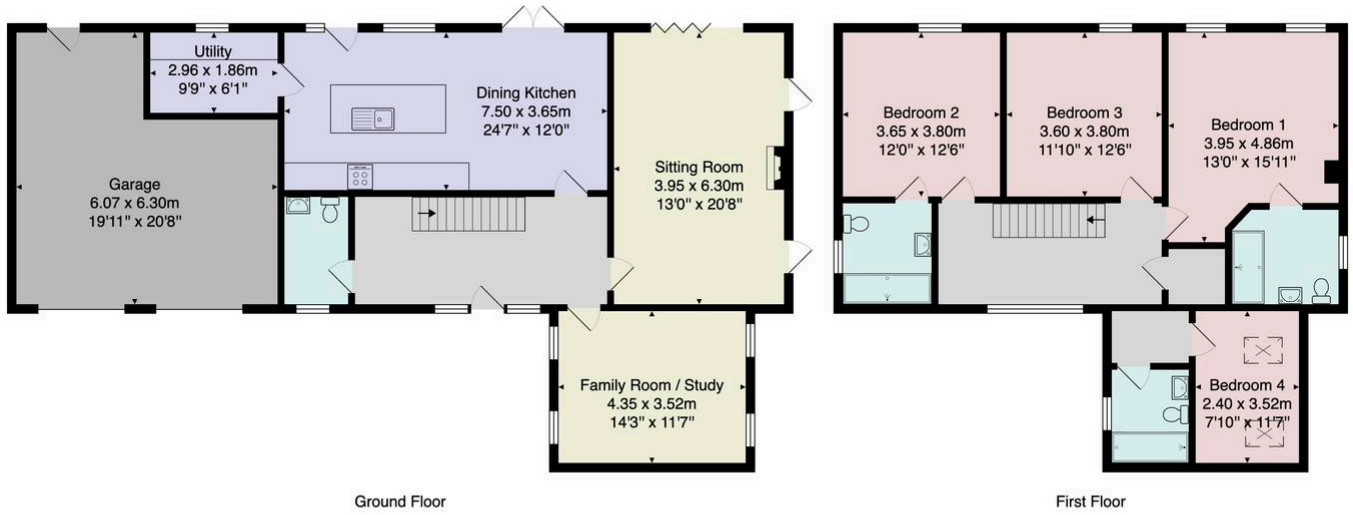
#### LOFT

A pull-down ladder provides access to a partly boarded loft space offering useful additional storage.

#### OUTSIDE

A generous driveway provides ample parking and leads to an integral





Total Area: 183.5 m<sup>2</sup> ... 1976 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.  
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