





2 Hawthorne Close, Markington

Guide Price £625,000

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A beautifully presented and spacious four-bedroom detached family home occupying a delightful plot, with generous enclosed gardens, a large detached garage and driveway, forming part of this popular modern development in the heart of Markington.

This wonderful home offers all the benefits of a modern property, including the remainder of the builder's warranty. The accommodation is finished to a high standard throughout and provides an excellent balance of living space, ideal for modern family life.

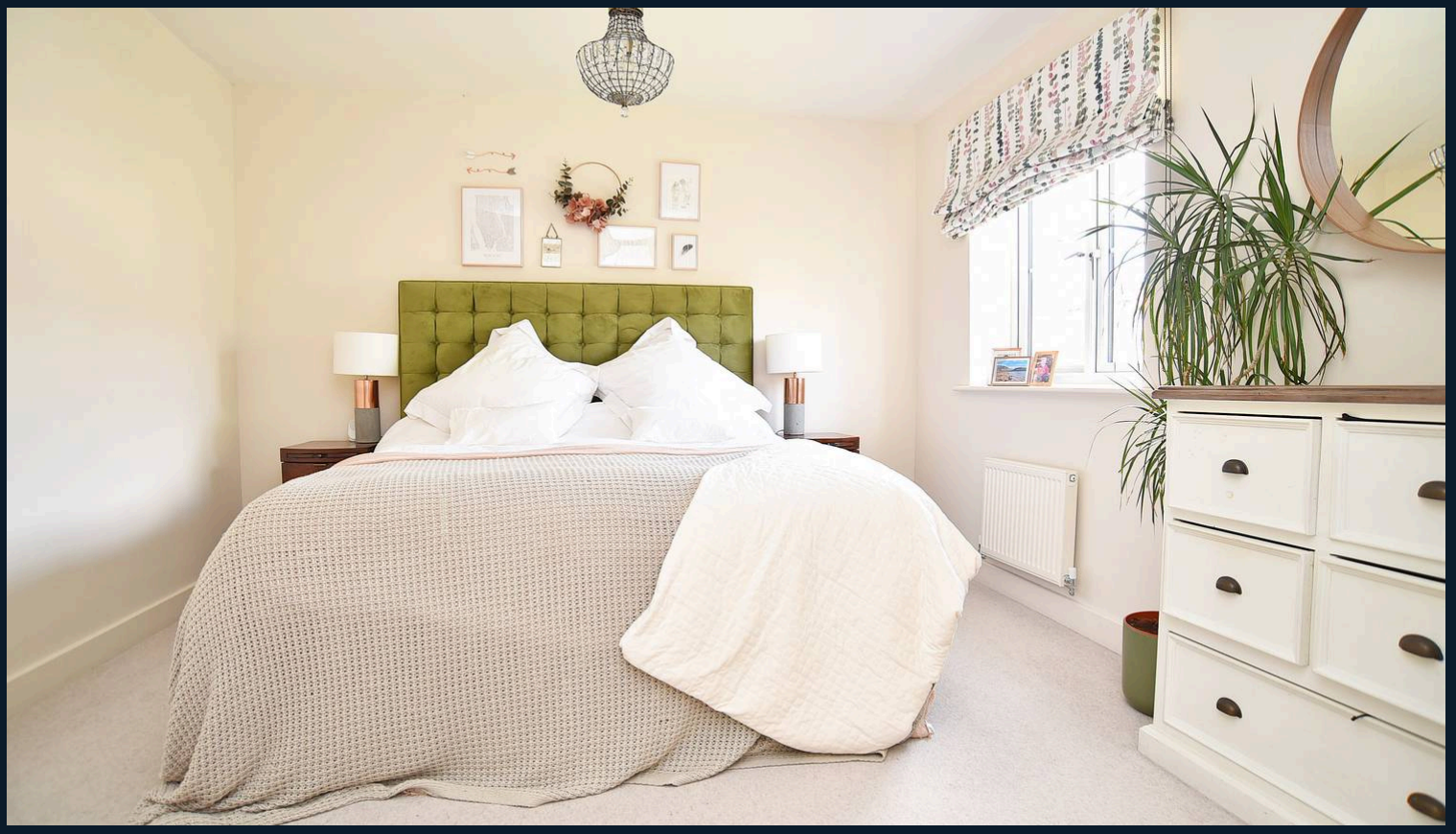
Hawthorne Close forms part of an attractive modern development situated within the heart of Markington. The village is surrounded by attractive North Yorkshire countryside and conveniently positioned between the spa town of Harrogate and the cathedral city of Ripon, providing easy access to the excellent amenities and transport links of both. The property is also within the catchment area of Ripon Grammar School.

Council Tax band: F

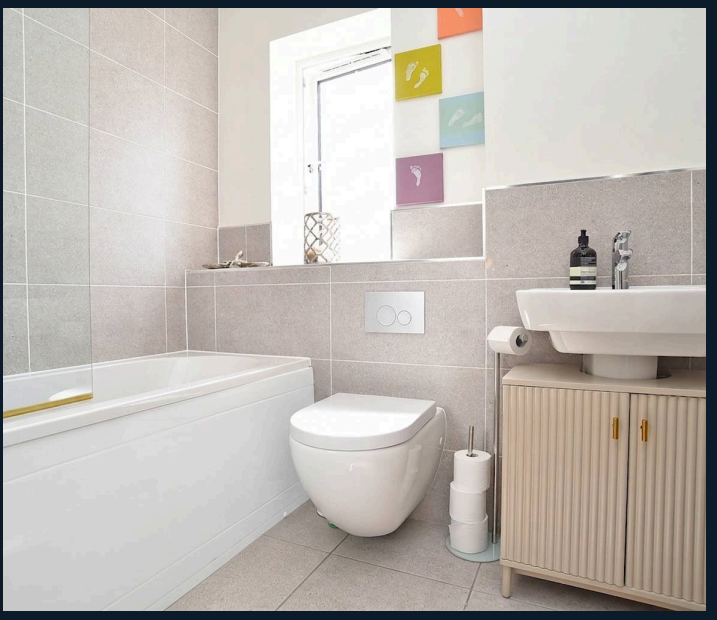
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



The ground-floor accommodation is arranged around a spacious entrance hall with stairs leading to the first floor and a useful guest WC. The generous sitting room features a contemporary wood-burning stove, while a separate snug/dining room provides a versatile additional reception space. There is also a dedicated home office, ideal for those working from home.

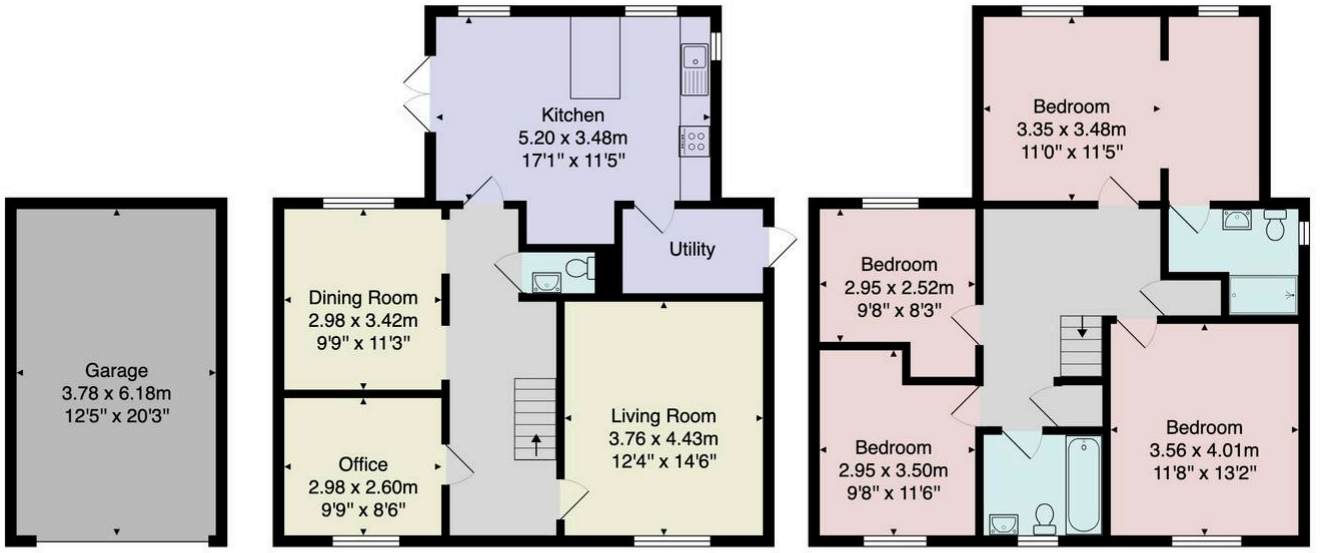


The light and spacious breakfast dining kitchen is fitted with a range of contemporary units and includes a large central peninsula with breakfast-bar seating, together with ample space for a dining table. A separate utility room completes the ground-floor accommodation.

To the first floor are four good-sized bedrooms and a modern house bathroom. The spacious principal bedroom forms an excellent suite, with a dedicated dressing area and en-suite shower room.



Outside, the property occupies a particularly generous plot with enclosed lawned gardens to both the front and rear, providing excellent space for families and outdoor entertaining. A block-paved driveway to the side offers ample off-street parking, incorporates an electric vehicle charging point and leads to a large detached garage.



Ground Floor First Floor

Total Area: 150.2 m² ... 1617 ft² (excluding garage)
All measurements are approximate and for display purposes only.
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