



3 Kingfisher Reach, Boroughbridge, North Yorkshire, YO51 9JS

£400,000

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A A fantastic opportunity to purchase this substantial five-bedroomed detached property occupying a good-sized plot with attractive garden, garage and two separate driveways providing off-road parking in this convenient location close to the excellent amenities of Boroughbridge.

The property offers generous and flexible family living accommodation. On the ground floor there are two good-sized reception rooms, a well-equipped kitchen, useful utility room with access to the integral garage, cloakroom, study, together with a garden room extension having an attractive outlook over the rear garden. On the first floor there are five bedrooms, including two larger bedrooms with en-suite shower rooms, and there is also a modern house bathroom. Outside, there is a double driveway which provides off road parking, an integral garage and attractive lawned garden to the rear enjoying a south-facing aspect with patio and well-stocked borders.

The property is situated in this desirable location, on a quiet cul-de-sac, within close proximity of the many excellent amenities of Boroughbridge and with easy access to the A1(M) and the motorway network beyond.





GROUND FLOOR

RECEPTION HALL

Window to front.

CLOAKROOM

Modern suite comprising WC and washbasin within a vanity unit.

STUDY

Providing a useful work space with window to front.

SITTING ROOM

A good-sized reception room with window to front and living-flame gas fire.

DINING ROOM

A further reception room with window to rear and fitted cabinets.

CONSERVATORY

Providing a further sitting, dining and library area with windows and glazed doors overlooking the garden.

KITCHEN

A spacious and light kitchen with a range of solid range of wall and base units and sink. Point for a range cooker, plumbing for washing machine and space for fridge. Window to rear, tiled floor and under-stairs cupboard which provides a great pantry.

UTILITY ROOM

Fitted wall and base units, window to side. Access door to the garage.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front and fitted wardrobes.

EN-SUITE SHOWER ROOM

With WC, washbasin set within a vanity unit, and shower. Window to front.

BEDROOM 2

A further double bedroom with window to front and rear.

EN-SUITE SHOWER ROOM

With washbasin and shower.

BEDROOM 3

A further double bedroom with window to front.

BEDROOM 4

A further bedroom with window to rear.

BEDROOM 5 / WALK-IN WARDROBE

A further bedroom with window to rear. Presently converted to a walk-in wardrobe but can revert back to a fifth bedroom.

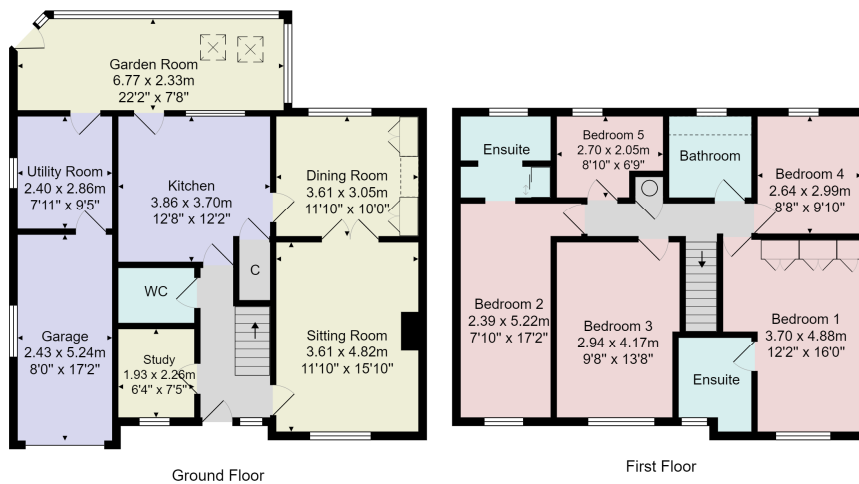
BATHROOM

With modern quality Villeroy and Bosch bathroom fittings comprising WC, washbasin and bath. Tiling to walls and floor. Window to front.

OUTSIDE

Driveway to the front provides off-road parking and leads to the garage, which has power and light. Attractive lawned garden to rear with paved patio and sitting area.

Council Tax Band - F



Total Area: 177.0 m² ... 1905 ft²

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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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - Low running costs</small> <small>Very inefficient - High running costs</small>		<small>Very low CO₂ emissions - Low CO₂ impact</small> <small>High CO₂ emissions - High CO₂ impact</small>	
<small>EU Directive 2002/91/EC</small> England & Wales		<small>EU Directive 2002/91/EC</small> England & Wales	