



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

**£400,000**

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

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

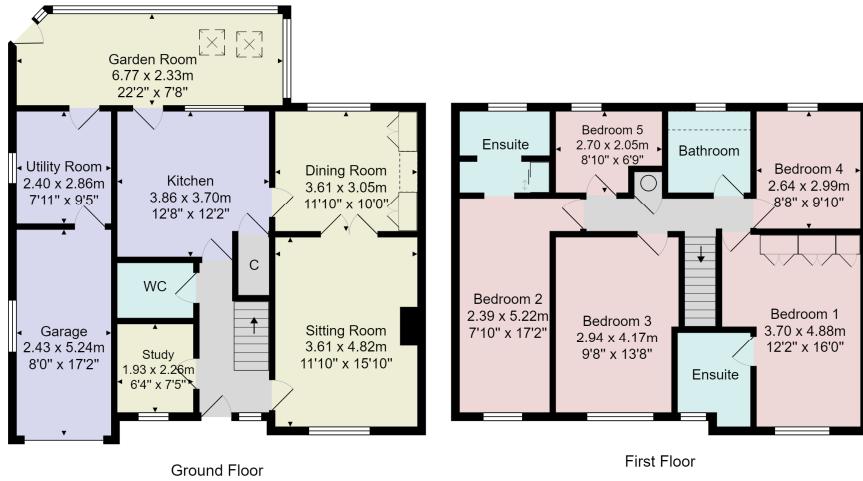
With modern quality Villeroy and Bosch bathroom fittings comprising WC, washbasin and bath. Tiling to walls and floor. Window to front.

### 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 m<sup>2</sup> ... 1905 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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