



VERITY  
FREARSON

27 BOROUGHBIDGE ROAD, KNARESBOROUGH, HG5 0LY

£890,000

# 27 BOROUGHBRIDGE ROAD,

*Knaresborough, HG5 0LY*

**A beautifully presented four-bedroom detached family home, occupying a particularly generous plot with a large and attractive lawned garden to rear and a drive, which provides ample off-road parking, situated in this desirable location within easy walking distance of Knaresborough town centre.**

The property has been newly updated, modernised and extended by the current owners to provide stunning, high quality accommodation over three levels. On the ground floor, there are three good sized reception rooms together with a stunning, bespoke kitchen which has a separate dining area, high-quality fitted units and appliances with windows and glazed doors overlooking the delightful garden. There is also a downstairs WC and utility room. Upstairs, there are four double bedrooms, including the main bedroom which has a dressing room with fitted wardrobes, a second floor bedroom which has an ensuite shower room and a simply stunning family bathroom on the first floor which is of very good proportions with high-quality fittings. A particular feature of the property is the large and attractive plot which extends to approximately 0.28 acres.



Sitting Room · Family Room · Kitchen & Dining Room · Playroom/Gym · Cloakroom · Utility

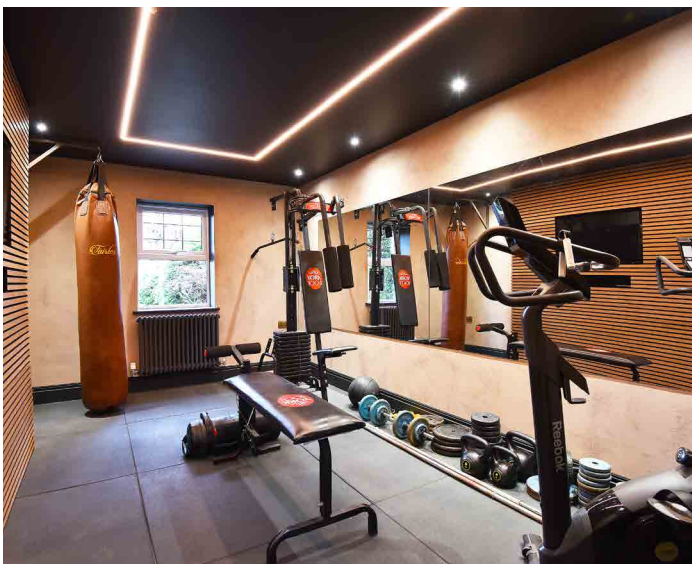
4 Double Bedrooms · En-Suite · Bathroom

Ample Off-Road Parking · Large Plot Extending to 0.28 acres













## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A spacious reception hall with stained glass windows. Under stairs cupboard.

#### SITTING ROOM

A large reception room with bay window with fitted shutters. Attractive stone fireplace with open fire and fitted cabinets.

#### FAMILY ROOM

A further reception room with attractive fireplace and bay window with fitted shutters.

#### CLOAKROOM

With WC and basin set within a vanity unit.

#### UTILITY

A newly fitted utility with a range of units with worktop and integrated washing machine and tumble dryer.

### KITCHEN & DINING ROOM

A stunning open plan, newly extended kitchen with Crittall style windows and glazed doors overlooking the garden and a separate dining room which has fitted cabinets and an attractive fireplace. The kitchen comprises a range of stylish, bespoke fitted units with island and breakfast bar with concrete worktop. Induction hob with pop-up extractor together with a double oven and microwave/oven. Integrated full height fridge and freezer and integrated dishwasher. Quooker boiling water tap with filter and sparkling water options.

### PLAYROOM/GYM

A third reception room which has a variety of potential uses, including a playroom or home office, currently used as a gym.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with bay window and ornamental fireplace. Dressing room with fitted wardrobes.

### BEDROOM 2

A double bedroom with bay window and fitted wardrobes. Ornamental fireplace.

### BEDROOM 3

A double bedroom with window to rear overlooking the garden. Ornamental fireplace.

### BATHROOM

A stunning large family bathroom with WC, basin set atop a vanity unit, large walk in shower and freestanding bath. Tiled walls and floor and heated towel rail.

### SECOND FLOOR

#### BEDROOM 4

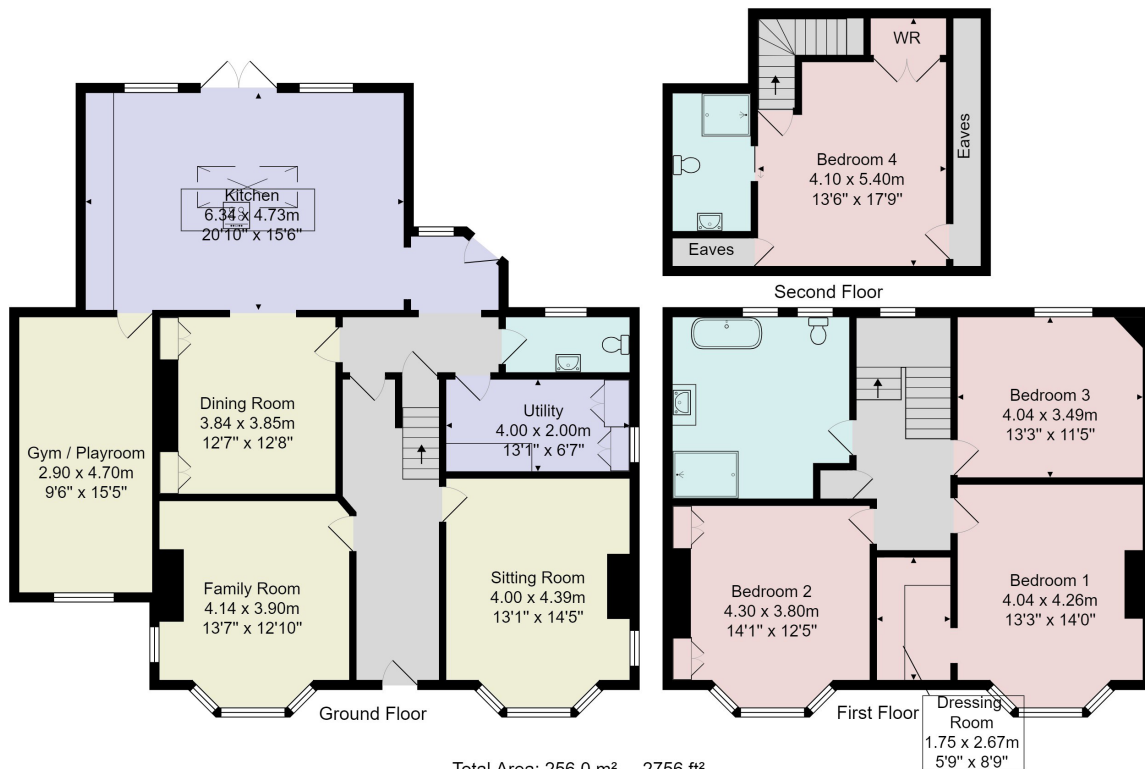
A further double bedroom with skylight window, oak flooring, and fitted wardrobes. Eaves storage space.

### EN-SUITE

A Crittall style glazed pocket sliding door leads to a modern, newly fitted ensuite with WC, shower and basin. Fully tiled walls and floor and heated towel rail.



# FLOOR PLAN



Total Area: 256.0 m<sup>2</sup> ... 2756 ft<sup>2</sup>

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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### Outside

A shared drive leads to a private gravel drive at the rear of the property which provides ample off-road parking. The property occupies a particularly large plot with a good-sized lawn and garden with planted borders and mature fruit trees, and extensive paved sitting area. Attractive planted front garden with two cherry trees, each side of the path which leads to the front door.

### Position

The property is situated in this desirable location within walking distance of Knaresborough town centre and close to the Scriven Park.

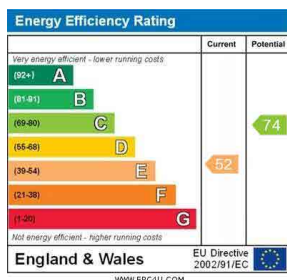
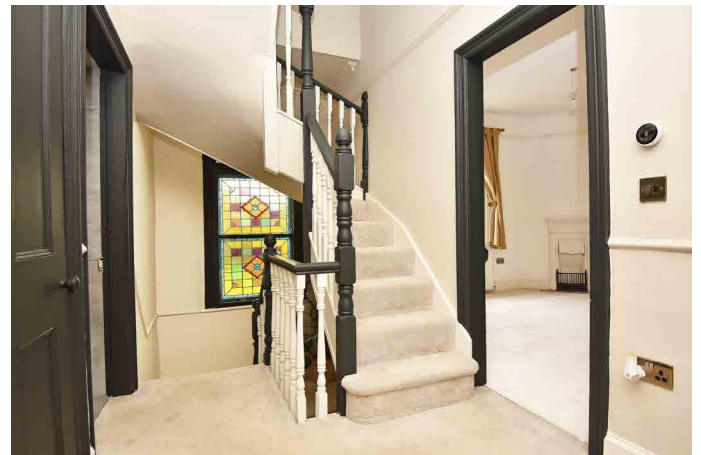
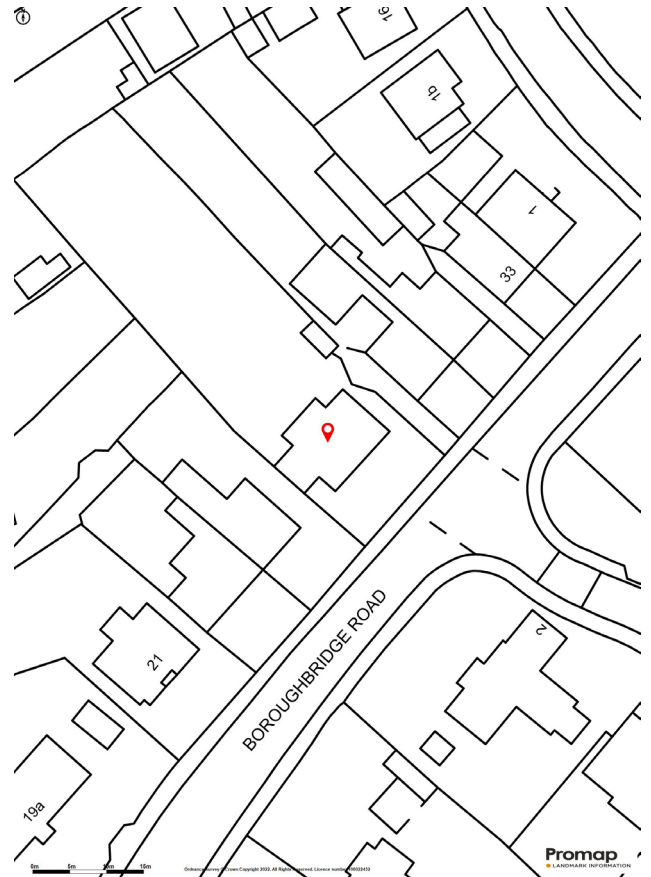
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



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