



15 Lunedale Avenue, Knaresborough, North Yorkshire, HG5 0HJ

£450,000

Offers Over

15 Lunedale Avenue, Knaresborough, North Yorkshire, HG5 0HJ

A beautifully presented and extended four bedroom detached family home with an attractive garden and garden room/office, situated on this quiet cul-de-sac, well served by local amenities and close to Knaresborough town centre.

This impressive property has been updated, extended and modernised to a high standard by the current owners to provide accommodation comprising a front porch, stunning open plan kitchen and dining area together with a sitting room and family room with bi-folding glazed doors overlooking the garden and a woodburning stove. There is also a utility room and downstairs WC. Upstairs there are four bedrooms, a stunning modern bathroom and ensuite. The driveway provides parking and leads to an integral single garage and there is an enclosed rear garden with patio, lawn and garden room/office, providing superb additional living accommodation or ancillary space, which is fully insulated with light and power.

Lunedale Avenue is a quiet cul-de-sac, situated within this popular and convenient location, well served by local amenities and just a short distance from Knaresborough town centre.





GROUND FLOOR

FRONT PORCH

SITTING ROOM

A spacious reception room with fitted media wall with shelving and cabinets. Halo LED colour changing lights.

DINING KITCHEN

With spacious dining area with fitted seating and tiled flooring. The kitchen comprises a range of fitted units with quartz worktop and breakfast bar. Induction hob, integrated double oven, wine fridge and dishwasher.

FAMILY ROOM

A further reception room with windows and glazed bi-folding doors overlooking the garden. Woodburning stove.

UTILITY

We fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer. Access to the garage.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOMS

There are four bedrooms on the first floor, including the main bedroom with Halo LED colour changing lights, integrated TV fitted wardrobes and ensuite.

ENSUITE

A modern white suite comprising WC, basin, set atop a vanity unit with quartz top and bath with shower above. Tiled walls and floor with underfloor heating. Heated towel rail. LED mirror lighting.

BATHROOM

A modern white suite comprising WC, basin, set atop a quartz vanity unit, freestanding bath, and large shower. Tiled walls and floor. Underfloor heating.

OUTSIDE

A drive with sensor lights provides parking and leads to an integral single garage. To the rear there is an attractive enclosed garden with porcelain paved sitting area and lawn.

A timber garden shed provides useful additional storage with light and power.

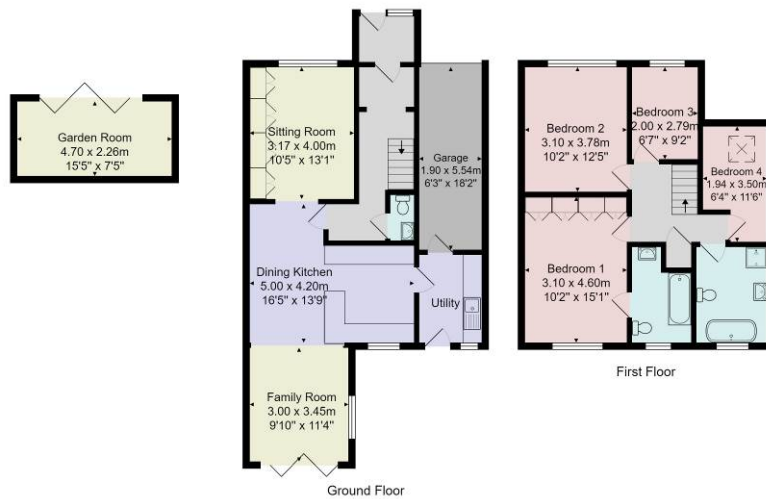
GARDEN ROOM

A fully insulated garden room with light and power and Wi-Fi point providing additional living space or potential cinema room/garden office/studio/gym etc. Ceiling plug for projector.

Tenure - Freehold

Council Tax Band - D





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