



36 Fewston Drive, Harrogate, North Yorkshire, HG3 2FH

£450,000

Offers Over

36 Fewston Drive, Harrogate, North Yorkshire, HG3 2FH

A most impressive modern detached property forming part of a popular new development on the northern outskirts of Harrogate, just two miles from the town centre and surrounded by beautiful open countryside.

36 Fewston Drive is a stylish and contemporary three-bedroom detached home offering well-appointed accommodation with a stunning open-plan living kitchen, high-quality fixtures and fittings, and integrated Bosch appliances. This impressive home is situated within the sought-after Watling Grange development, which is renowned for its design-led homes, landscaped surroundings, and convenient access to Harrogate and beyond.

The property features a striking double-height reception hall, a fabulous open-plan kitchen and living space with vaulted ceilings and outlook over the garden, three good-sized bedrooms including a superb principal bedroom with en-suite, and a modern family bathroom. Outside, there is a driveway, garage, and attractive landscaped gardens with a floating decked seating area.





GROUND FLOOR RECEPTION HALL

An impressive entrance with double-height vaulted ceiling and large fitted storage cupboard.



LIVING KITCHEN

A stunning open-plan kitchen and living area with sitting and dining space, vaulted ceiling, and outlook over the garden. The kitchen is fitted with a range of modern wall and base units, worktops, and breakfast bar. Integrated Bosch appliances include an induction hob, oven, dishwasher, and fridge/freezer. Pantry cupboard with space for washing machine.

CLOAKROOM / WC

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A superb principal bedroom with feature full-height windows and vaulted ceiling.

EN-SUITE SHOWER ROOM

A stylish modern suite with WC, washbasin set atop a vanity unit, and large walk-in shower. Heated towel rail.

BEDROOM 2

A good-sized double bedroom.

BEDROOM 3

A further good-sized bedroom.

BATHROOM

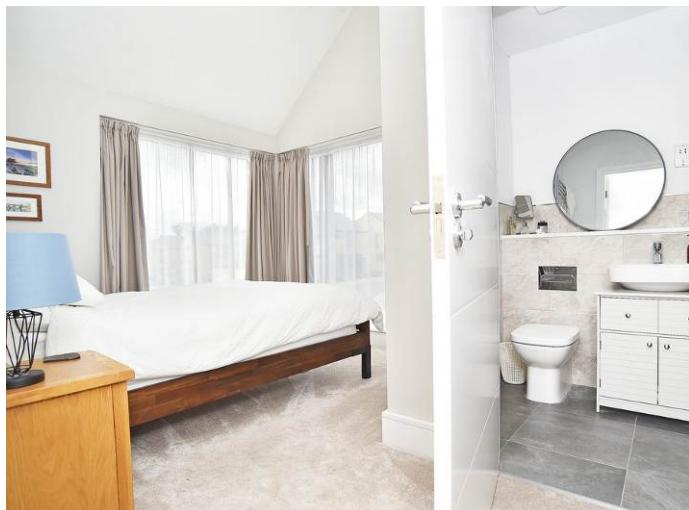
A modern white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

OUTSIDE

A driveway provides off-road parking and leads to a single garage. The rear garden is attractively landscaped with lawn and a floating decked seating area, perfect for outdoor entertaining.

LOCATION

Watling Grange is a luxurious collection of stylish homes located off Skipton Road, surrounded by beautiful open countryside and thoughtfully planned green spaces. The development is ideally positioned for enjoying Harrogate's wide range of amenities, cultural attractions, and outdoor spaces, as well as providing excellent commuter links to Leeds, York, and further afield.



Tenure - Freehold

Council Tax Band - E



Total Area: 111.3 m² ... 1198 ft² (excluding garage)

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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-81)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
WWW.EPC4U.COM			