



## Cairn House, Summerbridge

£550,000 Freehold



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WINNING AGENT**

**#DARINGTODIFFERENT**



**A fantastic opportunity to purchase a spacious and well-presented four bedroom detached bungalow with attractive gardens, driveway and garage, enjoying superb views over the surrounding countryside within this popular Nidderdale village.**

**The property, built in 2004, provides well-proportioned and modern accommodation comprising a stunning open plan kitchen and dining area together with a separate sitting room, four good-sized double bedrooms, a house bathroom and en-suite shower room.**

**The property stands within attractive gardens with various sitting areas, and the driveway provides ample parking and leads to a generous garage with electric door. Located within the popular village of Summerbridge, the property is well served by local amenities and conveniently situated between Harrogate and Pateley Bridge.**

#### **OUTSIDE**

**A driveway provides ample parking and leads to a garage with light, power, electric door and utility area with sink and space/plumbing for appliances.**

**The property stands within attractive lawned gardens with mature planted borders, a paved sitting area accessed via the sitting room and kitchen, and a further raised decked seating area with delightful countryside views.**

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



#### SITTING ROOM

A spacious reception room with windows and glazed doors overlooking the garden. Stone fireplace with open fire.

#### LIVING KITCHEN

A stunning open plan kitchen and living/dining area. The kitchen comprises a range of modern fitted units with granite worktops, induction hob, integrated double oven and dishwasher.

#### CLOAKROOM

With WC and basin.

#### BEDROOM ONE

A large double bedroom with fitted wardrobes and en-suite.

#### EN-SUITE

With WC, basin and shower.

#### BEDROOM TWO

A good-sized double bedroom with windows to the front and rear.

#### BEDROOM THREE

A further double bedroom.

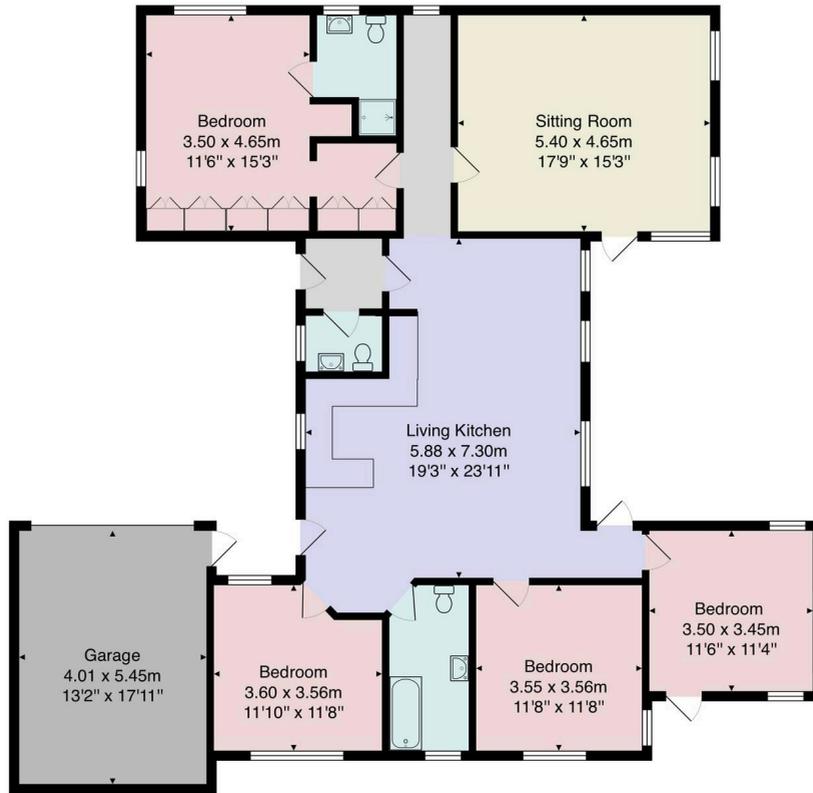
#### BEDROOM FOUR

A further good-sized bedroom or office with windows on three sides and door leading to a decked sitting area.

#### BATHROOM

A white suite comprising WC, basin and bath with shower above.





Total Area: 147.8 m<sup>2</sup> ... 1591 ft<sup>2</sup> (excluding garage)  
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