



12 Norwood Close, Knaresborough, North Yorkshire, HG5 0NN

£360,000

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A deceptively spacious and immaculately presented three double-bedroomed detached residence occupying a prominent corner plot in this sought-after district of Knaresborough.

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This excellent family house offers well-appointed accommodation, in good order throughout, with the benefit of gas central heating and double glazing throughout. The property also features enclosed gardens to all sides, driveway and single garage.

Situated in a popular residential district of Knaresborough, well served by local schools, shops and services, with the town centre being less than one mile distant. An early internal inspection of this super home is recommended.





## GROUND FLOOR

### ENTRANCE HALL

Double-glazed window to front. Tiled floor.

### CLOAKROOM / WC

Double-glazed window to side.

### SUN ROOM

(10'5" x 55') With double-glazed French door leading to the front, plus double-glazed window to side.

### LOUNGE

(15'10" x 11'5") With two arched windows and double-glazed picture window to side, plus double-glazed double French doors leading to the rear gardens. Wood flooring and coved ceiling. Fireplace with wood surround, granite inset and hearth and living-flame gas fire.

### DINING ROOM

(12' x 8'10") Double-glazed windows to front and side, plus wood flooring.

### BREAKFAST KITCHEN

(12'5" x 10'6") Double-glazed window to side and skylight window. Extensive range of modern fittings including built-in gas hob with extractor above, split-level double oven and integrated dishwasher. Stone flooring with under-floor heating, plus designer central heating radiator. Gas central heating boiler.

### SIDE PORCH

(8'11" x 5') With skylight window and exterior door to front.

### UTILITY ROOM

(8'11" x 6'7") Double-glazed exterior door to rear. Large travertine-tiled shower cubicle, plus sink with plumbing for washing machine. Tiled floor.

## FIRST FLOOR

### BEDROOM 1

(13' x 11'5") Double-glazed windows to side and rear.

### BEDROOM 2

(10' x 8'10") Double-glazed windows to front, side and rear. Fitted double wardrobe.

### BEDROOM 3

(11'5" x 8'11") Double-glazed window to front and fitted storage cupboard.

### BATHROOM

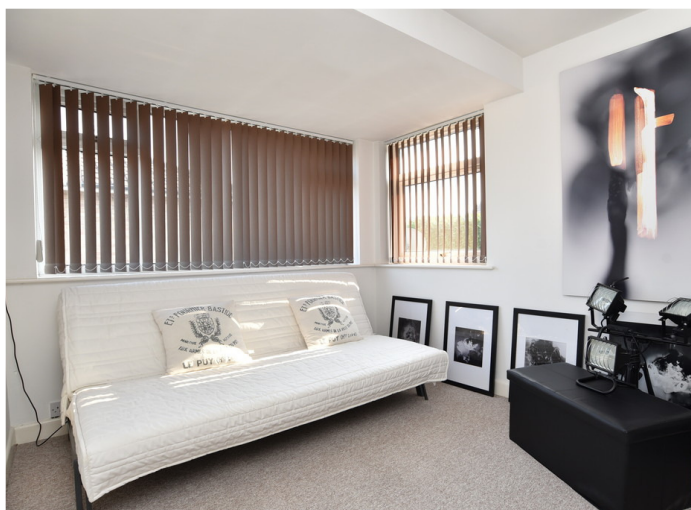
(6' x 6'7") Two double-glazed windows to rear and double-glazed window to side. Modern white suite comprising low-flush WC, panelled bath, separate shower cubicle and pedestal washbasin. Half-tiled walls and heated towel rail.

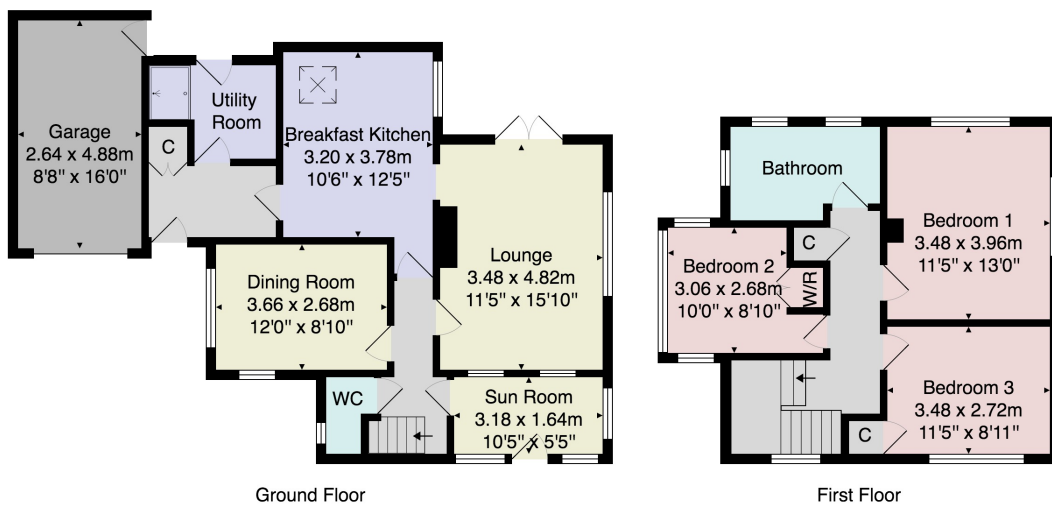
### OUTSIDE

The property occupies a generous corner plot with enclosed gardens to all sides. Lawned garden to front, with driveway providing off-street parking and leading to a SINGLE GARAGE (16' x 8'8") with up-and-over door to front and personnel door to side. Private patio area to rear, plus good-sized lawned garden to side.

**Tenure** - Freehold

**Council Tax Band** - E





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Total Area: 129.6 m<sup>2</sup> ... 1395 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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