

Davis
Lund

Laver Way
Ripon
North Yorkshire
HG4 2DU
Offers Over £550,000





Accommodation

A substantial four double bedroom detached family home, recently constructed and located on the highly sought after Bishop's Glade development, situated on the edge of open countryside and with lovely riverside walks on the doorstep.

The spacious property reveals a light and airy interior, with flexible living spaces flowing beautifully to the ground floor, ideal for modern family life. The property extends to approximately 1900 square foot in total, including the integral garage. The house also sits on a prime plot, with a lovely enclosed and beautifully landscaped rear garden.

On the ground floor, the main entrance door leads into the good size entrance hall, with stairs rising to the first floor. The living room is situated to the front of the house, with a fireplace and bay window flooding the room with light. The kitchen/diner comes with a tiled floor and double doors leading to the rear garden, whilst also being fitted with an extensive range of stylish units and integrated appliances. An additional reception room adds flexibility to the layout, currently used as a further living room. A spacious utility room, WC and large integral garage, completes the downstairs layout. To the first floor, there is a spacious landing with loft access and an airing cupboard, main bedroom with dressing area and modern ensuite shower-room with built in rain shower, guest bedroom with ensuite shower room, two further double bedrooms and the stylish house bathroom, part tiled and fitted with a white suite, including a bath and separate shower. As well as gas central heating, the house benefits from solar panels, a solar hot water booster and solar battery added by the current owner. There is also double glazing throughout, helping to give the house the highest possible energy efficiency rating- A.

Externally, there is an open lawned garden to the front of the house, with a mature hedge border, whilst a block paved driveway provides parking and access to the garage. Gated access is available to the lovely established enclosed rear garden, mostly laid with artificial turf for ease of maintenance, whilst there is also an extensive patio seating area perfect for outdoor entertaining and a shed for handy storage. There is access to the front of the property together with useful additional outdoor storage space on one side of the house, whilst the other side of the property offers even more additional storage space. There is also an electric car charger.

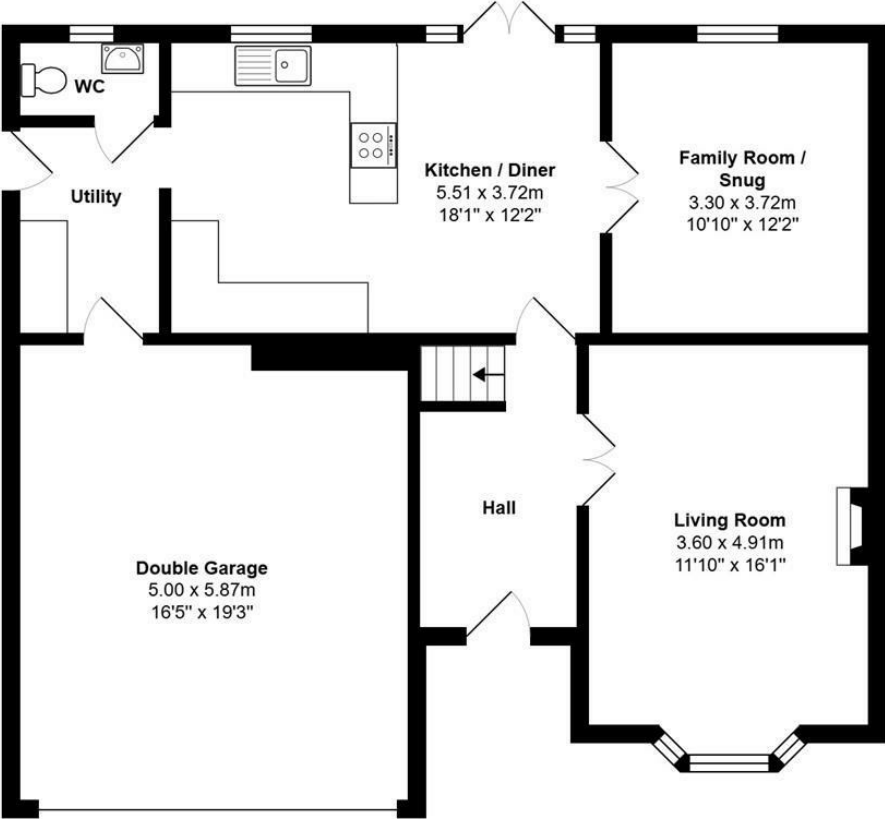
The Bishop's Glade development is located on the Western edge of the city, approximately one mile from the city centre, with both the highly regarded Ripon Grammar School and Outwood Academy just a short walk away. The property is also ideally placed for country walks, including fields and the riverside walks available within seconds, ideal for dog owners.

The property is sold with the balance of the new build warranty in place and an early viewing is advised on this spacious and stylishly presented home.

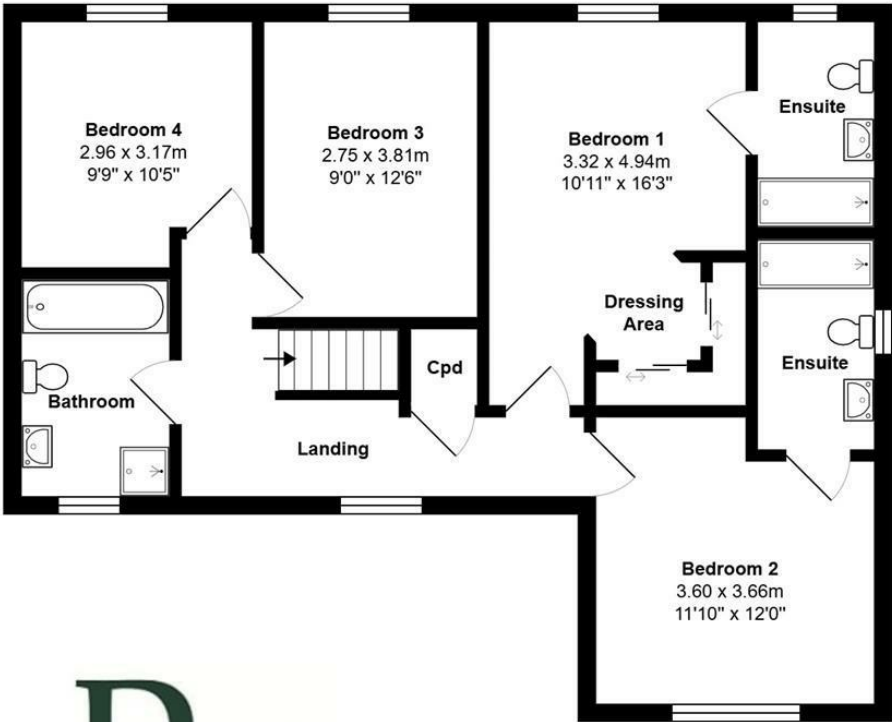




Floorplan



Ground Floor

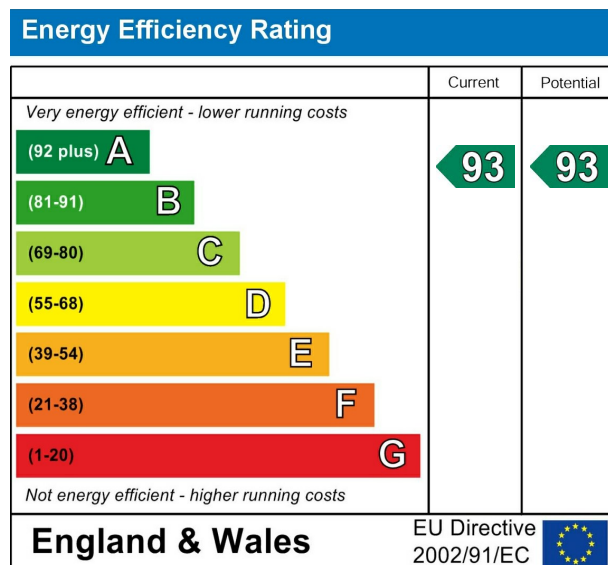


First Floor





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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