





Accommodation

A substantial four double bedroom new build family home, revealing a stunning interior, which has been finished to a high standard and specification, including over £16,500 worth of upgrades.

The Merion offers a particularly spacious and flexible layout, which is ideal for family life, including a lovely kitchen/dining space with a central island and patio doors leading to the rear garden.

The property is located in the highly sought after Market Town of Masham, occupying a desirable location and being just a short walk from the centre and the array of amenities on offer. The property is also located close to the lovely riverside and country walks, making it ideal for dog owners or those who enjoy the outside lifestyle.

On the ground floor there is an entrance hall with stairs rising to the first floor and a cloakroom/WC, living room with bay window, open plan kitchen/diner with a beautifully appointed high end kitchen with a range of integrated appliances, utility room with rear access door and a further door leading to the single integral garage. To the first floor there is a landing with loft access and fitted storage cupboard, main bedroom with a dressing area and stylish ensuite shower room, three further double bedrooms and the house bathroom, again impressively finished, tiled and fitted with a white suite, including a bath and separate shower.

The property comes fitted with a Hive heating control, allowing you to control certain elements of your home from a smart phone. There is a security alarm and electric car charger fitted, whilst the energy efficient home is also offered for sale with a new build warranty in place.

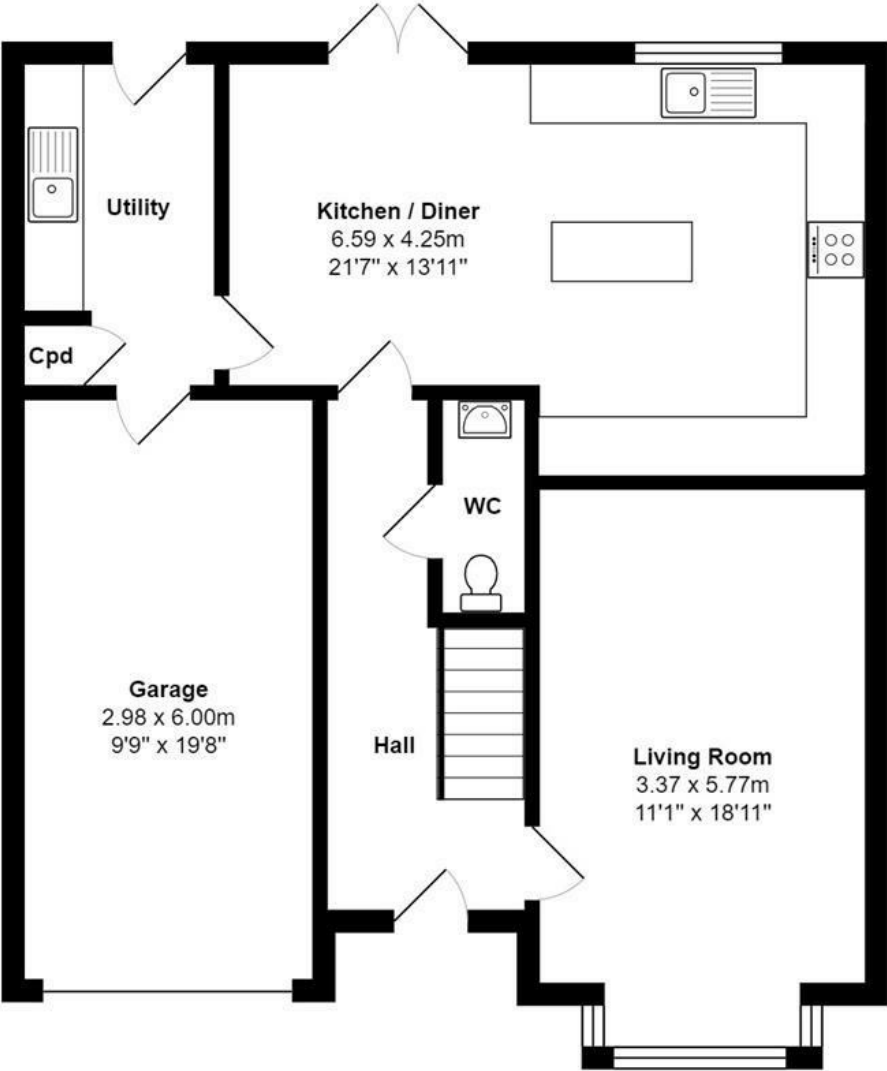
Stepping outside, a driveway provides parking for two vehicles and gives access to the garage. There is an open lawned garden and gated pathway access leading to the good size enclosed rear garden. The rear garden is laid to lawn, with a patio and outside lighting.

This is the last property available on this highly sought after new development and an early viewing is advised.

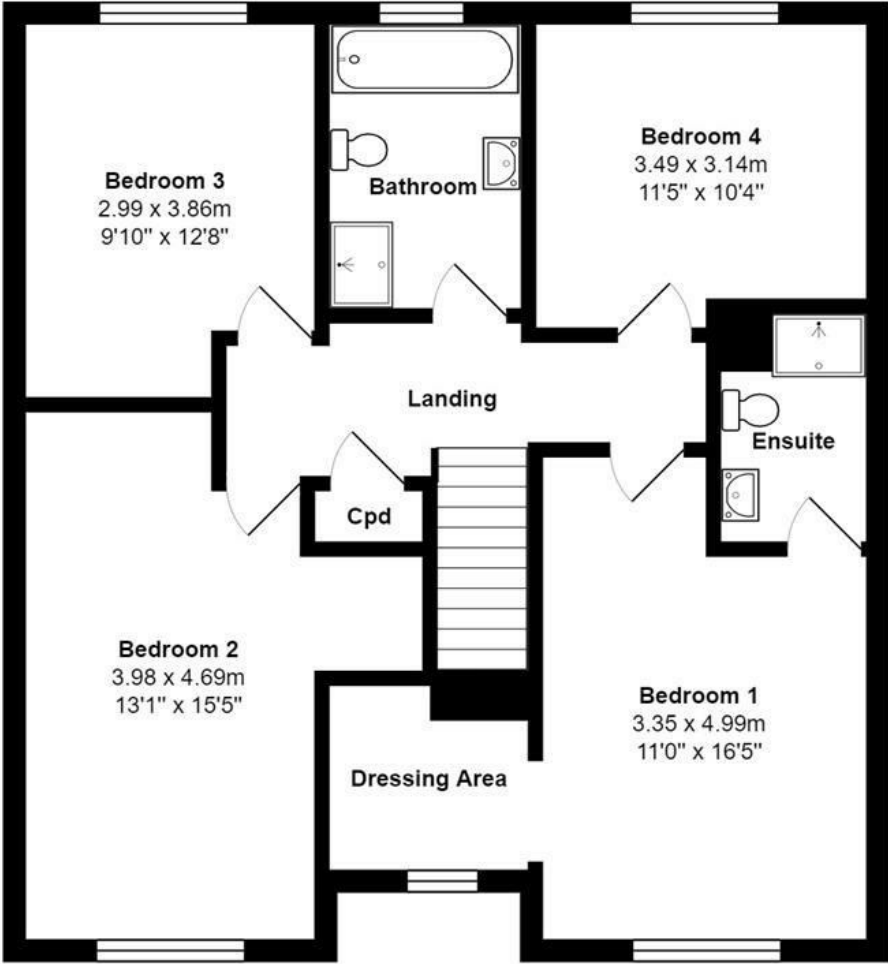




Floorplan



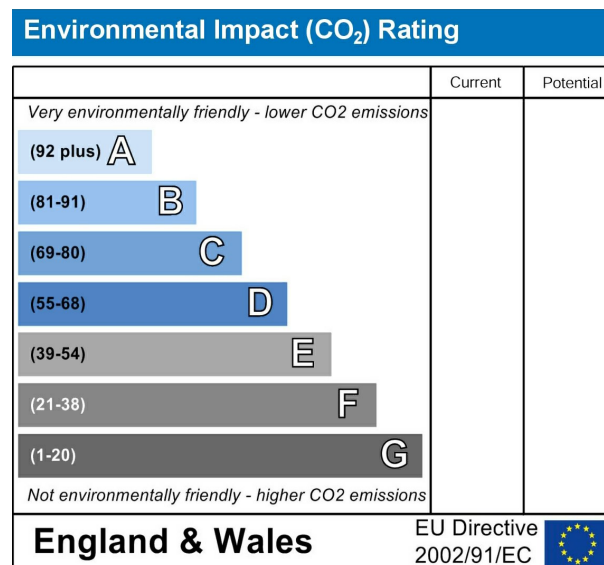
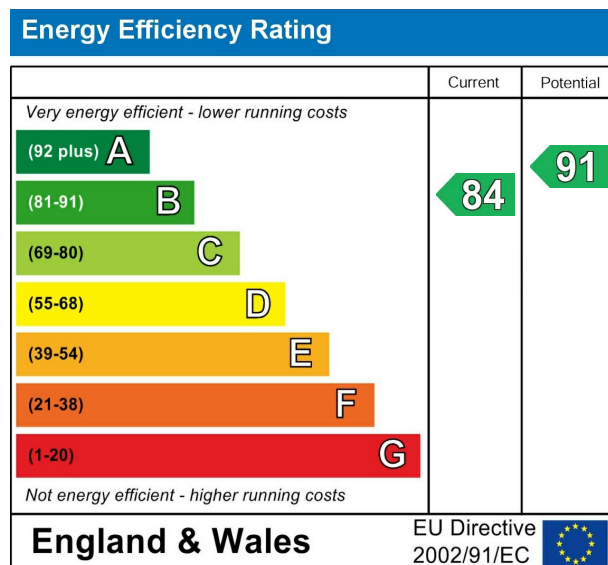
Ground Floor



First Floor



EPC



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

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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