





Accommodation

A lovely two bedroom detached bungalow, revealing an immaculately presented and newly renovated interior, whilst also enjoying lovely open views. The property has just undergone a comprehensive list of updating works, including full redecoration, new windows, electrics, heating system and oil tank, carpets, stylish bathroom and separate WC. The property also benefits from planning permission for a first storey extension, which would take the property to a spacious four bedroom house and completely transform the layout, full details available on request.

Situated in a quiet and friendly village, whilst offering countryside walks available on the doorstep, the property is sure to appeal to a variety of purchasers.

The property is well placed for ease of access to a number of local towns and cities, including Ripon, Thirsk, Masham and Bedale. The A19 and A1 are also available a short drive away, ideal for commuters. Nosterfield itself boasts a strong community spirit, with regular social events on the village green.

A covered entrance porch and entrance door give access to kitchen, which comes fitted with a range of units and a tiled floor, whilst a pantry cupboard provides further storage and double doors lead to the rear of the property. There is a fantastic size open plan lounge/diner which enjoys a double aspect, flooding the room with natural light. An inner hallway offers a further entrance door, loft access, front garden access and handy storage cupboard. There are two good size double bedrooms, the main bathroom which is fitted with a white three-piece suite, plus a further WC, also offering additional storage.

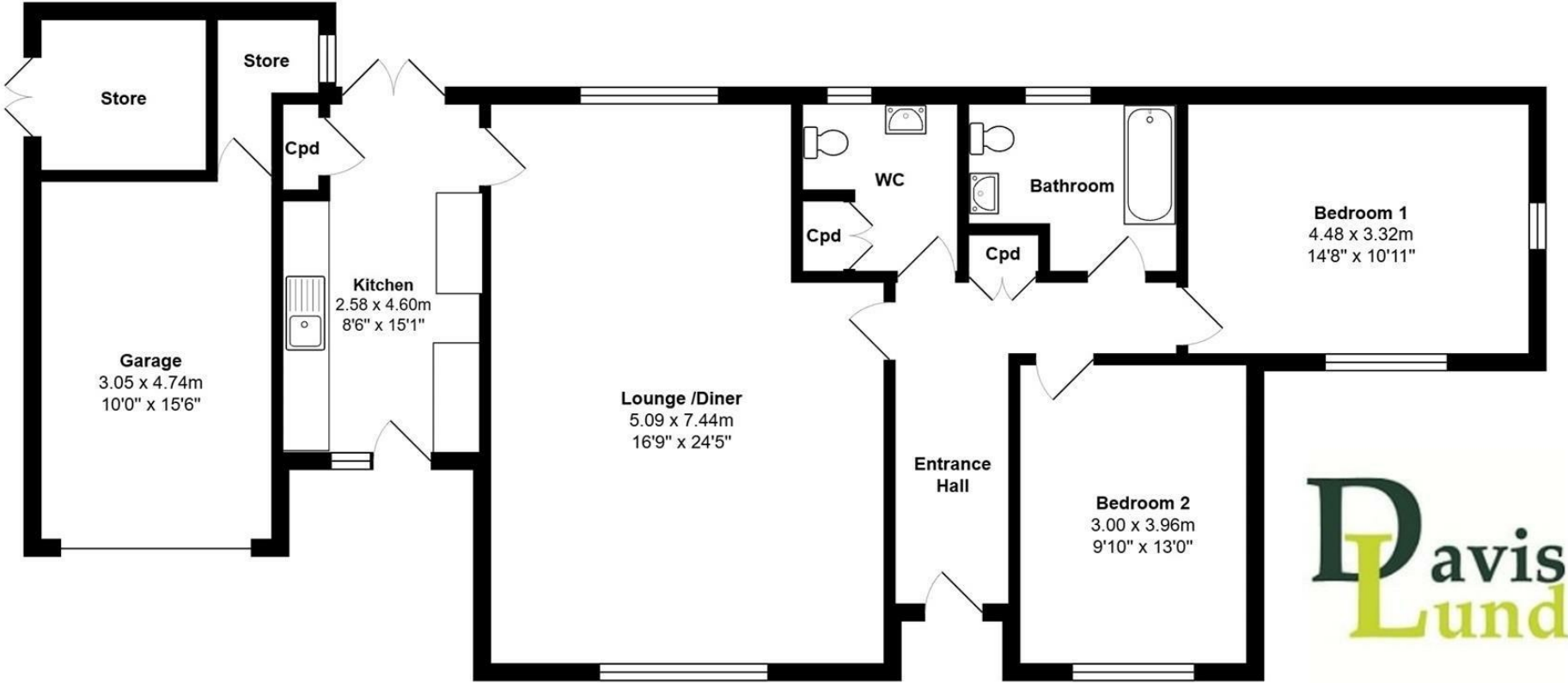
Externally there is gated access to the front of the property, with a driveway giving access to the garage and also providing off street parking. Beyond the garage there is a further store, which also houses the new oil tank. The majority of the outside space is to the front of the bungalow, where there is a lovely established walled garden, which proves a sun trap, part laid to lawn with stocked shrub and plant borders. Access is available to both sides of the property and there is a fenced strip of garden/land to the rear, which overlooks fields.

The property is sold with no onward chain and an early viewing is advised on this delightful turn-key home.



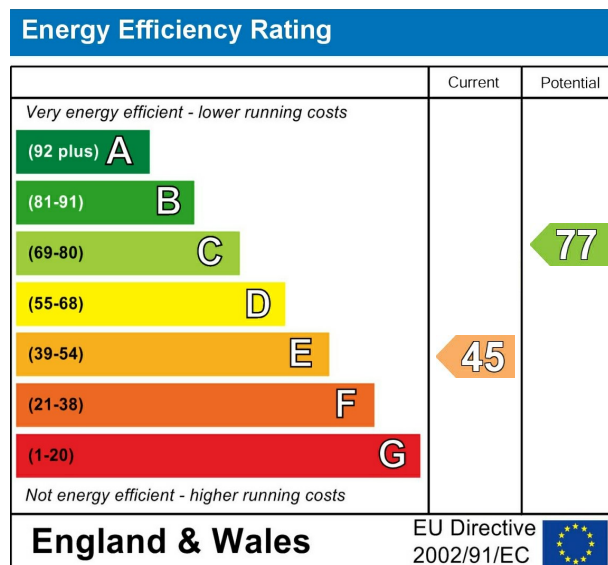


Floorplan





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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