



## Riverside Gardens, Langthorpe, Boroughbridge Asking Price £397,000

\*\*\*\* DETACHED DOUBLE GARAGE \*\*\*\*

A spacious family detached house set within this most popular and private development, featuring 4 bedroom living accommodation with immaculately maintained rear garden, detached double garage and off road parking for numerous vehicles.





## Accommodation

Occupying a choice position within this much sought after and peaceful cul-de-sac, is this detached family house with generous front and rear gardens and is being offered for sale with vacant possession.

Internally the property is entered via a double glazed front door into a reception hall with a central staircase leading to the first floor accommodation.

The principal reception room is a spacious through lounge having a fitted flame effect gas fire set on a marble hearth with Adam style surround and mantel. The lounge includes a bay window to the front elevation with uPVC framed double glazed casements. There is a television aerial point, dado rail, double radiator and French doors leading out onto the rear garden beyond.

There is a separate dining room which leads through into the breakfast kitchen which has a range of built-in base units with laminated worktops and an inset stainless steel sink unit. There is a matching range of high level storage cupboards with tiled splashbacks. Included within the kitchen is a built-in Neff electric oven and grill with a separate Bosch four point gas hob with an extractor canopy. The kitchen provides plumbing for a washing machine and dishwasher, and a recess for a fridge and freezer unit. There is a fitted breakfast bar and radiator.

The rear entrance hall has a uPVC framed double glazed rear entrance door. The hall also includes a radiator and cloaks cupboard.

The ground floor accommodation is completed by a downstairs toilet having a low flush WC, pedestal wash hand basin and tiled splashbacks.

To the first floor are four good sized bedrooms including the master suite which is located at the front of the house, having a bank of built-in wardrobes, ceiling downlighters and radiator. There is an open fronted en-suite having a walk-in shower cubicle and wash hand basin set in a vanity surround. Bedroom two is located at the front of the house with bedrooms three and four at the rear. All the bedrooms benefit from uPVC framed double glazed casements and radiators.

Finally there is a house bathroom having a low flush WC, wash hand basin and inset panelled bath with wall mounted shower attachments and full height tiled splashbacks. The bathroom also includes a recessed medicine cabinet, ceiling downlighters and radiator.

## To the Outside

The property is accessed directly off Riverside Gardens onto a front driveway which opens out at the side creating off-street parking for a number of motor vehicles and in turn giving access to the detached double garage with has twin timber garage doors and is equipped with electric light and power.

Directly to the front of the property is a covered storm porch with a flagged pavement which steps out onto a lawned front garden with slate chip borders and gravel hardstanding, providing an additional parking space.

The property features an immaculately maintained rear garden which has been expertly landscaped creating the ideal family environment.

To the rear elevation is a covered flagged patio with ample space for garden furniture. The patio steps out onto a shaped lawned garden with surrounding herbaceous and slate chipped borders. To the rear and side of the garage are separate covered wood stores and included within the sale is a timber built garden shed and summerhouse.

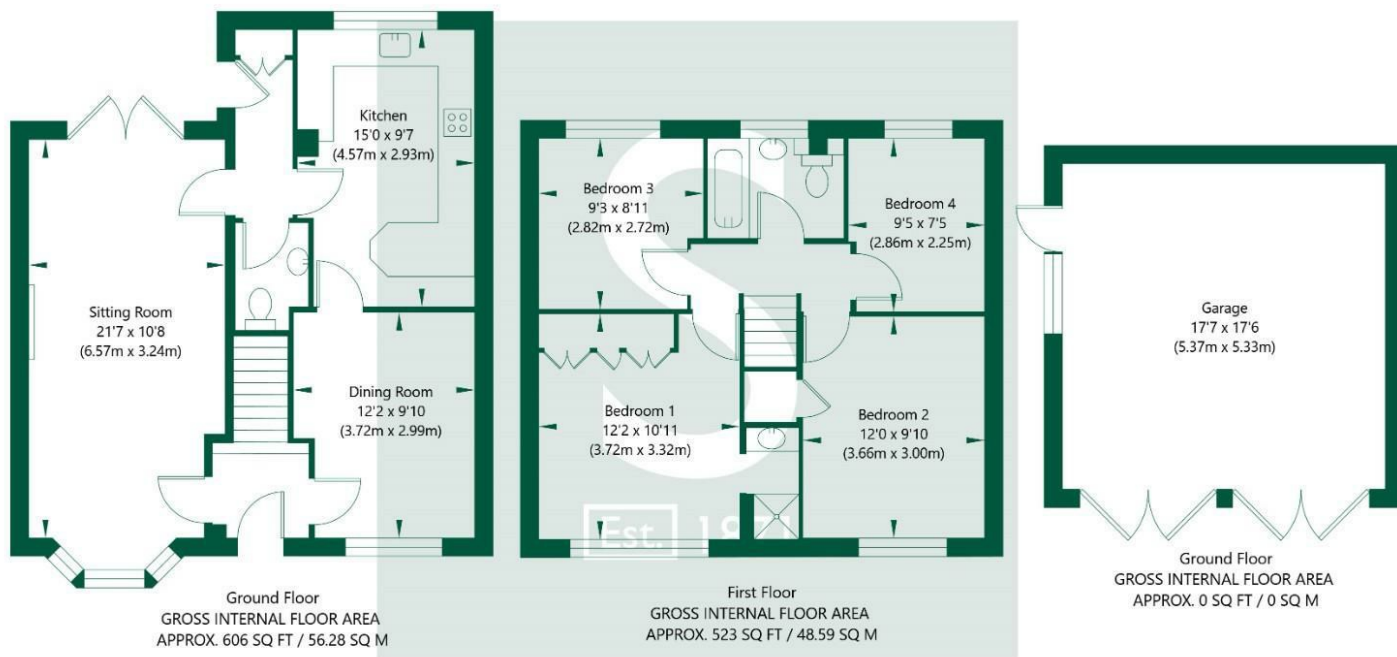
The rear garden is enclosed by fenced boundaries with an outside water tap positioned off the rear elevation.

The property is being offered for sale with no onward chain and benefits from gas fired central heating and double glazing throughout.

## Energy Efficiency

The property's current energy rating is C (69) and has the potential to be improved to an EPC rating of B (81).

# Riverside Gardens, Boroughbridge, YO51 9GB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1129 SQ FT / 104.87 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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