Cragside Fountains Court, Thirsk, YO7 2PA
Price Guide £499,500

Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Located in the sought-after village of Sutton, this deceptively spacious four-bedroom detached bungalow provides generous and well-planned accommodation throughout. The property is complemented by private, well-maintained gardens, together with a garage and summerhouse. Offering more space than its external appearance might suggest, an internal viewing is recommended to fully appreciate the home and its setting.

The Property
The main reception hall provides a particularly spacious and welcoming entrance, centrally positioned to give access to most of the accommodation. A range of fitted cupboards provides useful space for coats and general household items.

Immediately to the right is the generously proportioned living room, which comfortably accommodates a full suite and additional freestanding furniture. Windows to two elevations bring in plenty of natural light, while double doors open into the conservatory. This overlooks the private rear garden and has further double doors leading directly onto the raised patio.

Several steps lead down from the reception hall to a continuation of the hallway and the large dining kitchen. The dining area is positioned at the front and benefits from windows to two elevations. To the rear, the kitchen is fitted with a comprehensive range of units, extensive worktop space and several integrated appliances, together with a window overlooking the garden.

From the kitchen, a separate utility room leads through to a rear boot room and the integral garage.

The central hallway also provides access to all four bedrooms. The principal bedroom includes fitted wardrobes and an en-suite shower room, while a separate cloakroom and further fitted cupboards complete the accommodation.

Considerable thought has gone into the design of the gardens, with several seating areas positioned to provide privacy and make the most of the sun throughout the day. A flagged patio is linked by steps to the main garden, which is laid principally to lawn and includes established planting and a small decorative pond.

Also included in the sale is a substantial summerhouse measuring approximately 3.5m x 3.5m. Fully insulated and supplied with electricity, it provides a comfortable entertaining space and could equally be used as a home office or hobby room.

The front garden is designed for relatively easy maintenance, with a variety of established shrubs and herbaceous plants. A driveway provides off-road parking and access to the single integral garage.

Important Information
The property is Freehold
Council: North Yorkshire
Tax Band: D
EPC: D
EPC Link: https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2046-9680-2826-1535

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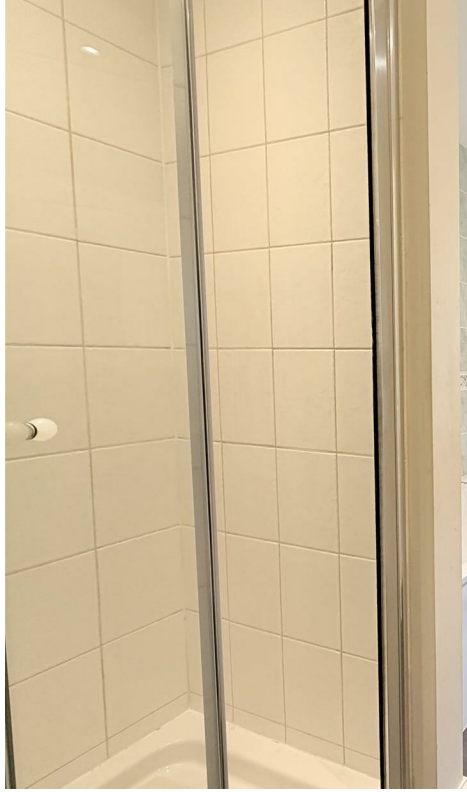

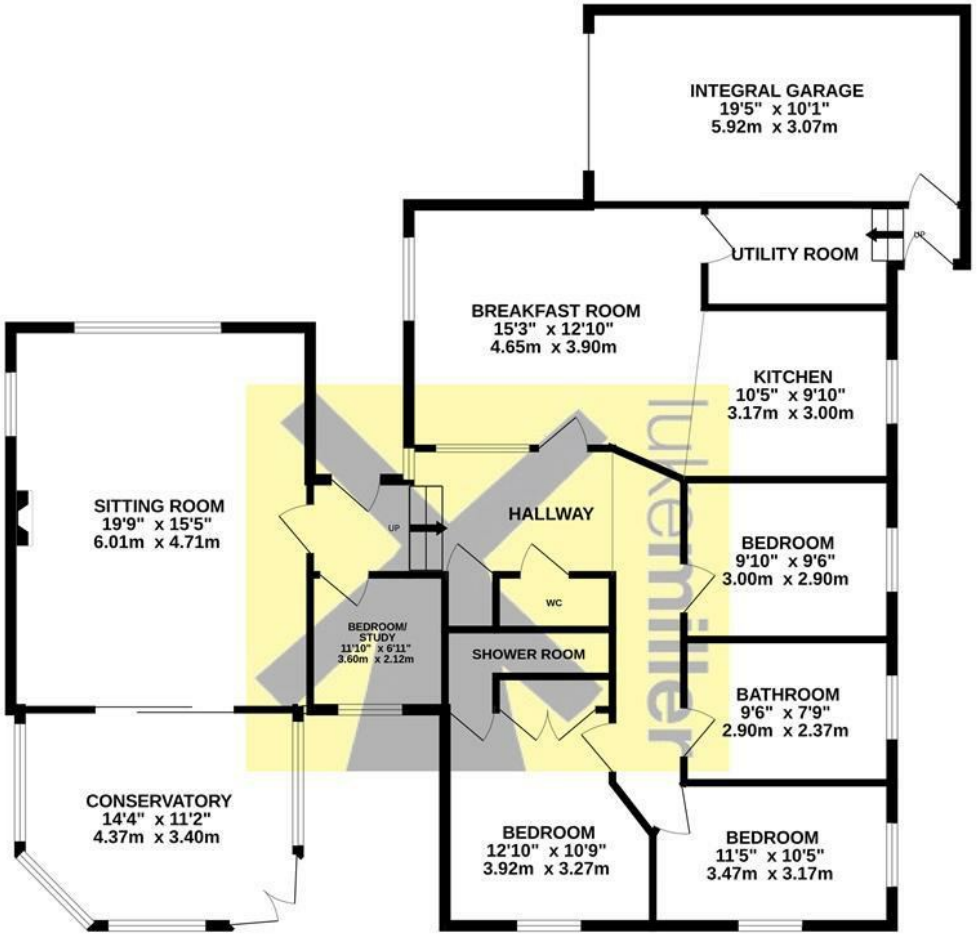

TOTAL FLOOR AREA : 1658sq.ft. (154.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1622 sq.ft. (150.7 sq.m.) approx.

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