



4 Occaney Close, Boroughbridge

£365,000

VERITY
FREARSON

YOUR AWARD
WINNING AGENT
#DARINGTOBEDIFFERENT



A beautifully presented three-bedroom townhouse forming part of an exclusive gated development, ideally located within walking distance of Boroughbridge's excellent range of local amenities.

This spacious and stylish home is arranged over three floors and offers well-balanced accommodation designed for modern living. The property opens into a welcoming entrance hall with stairs leading to the first floor and a convenient ground floor WC. To the front is a bay-fronted sitting room, a warm and inviting space filled with natural light, while to the rear lies an impressive open plan dining kitchen which truly forms the heart of the home.

Externally, the property sits within an attractive and exclusive gated development, accessed via secure electric gates which provide both privacy and peace of mind. To the front, there is allocated off-street parking within a neatly maintained courtyard setting.

To the rear, the property enjoys a beautifully maintained, enclosed garden featuring a paved patio area ideal for outdoor dining, leading onto a lawn bordered by established planting. The garden is enclosed by an attractive brick wall and enjoys a pleasant open aspect beyond, creating a peaceful and private outdoor space.

Council Tax band: D

Tenure: Freehold

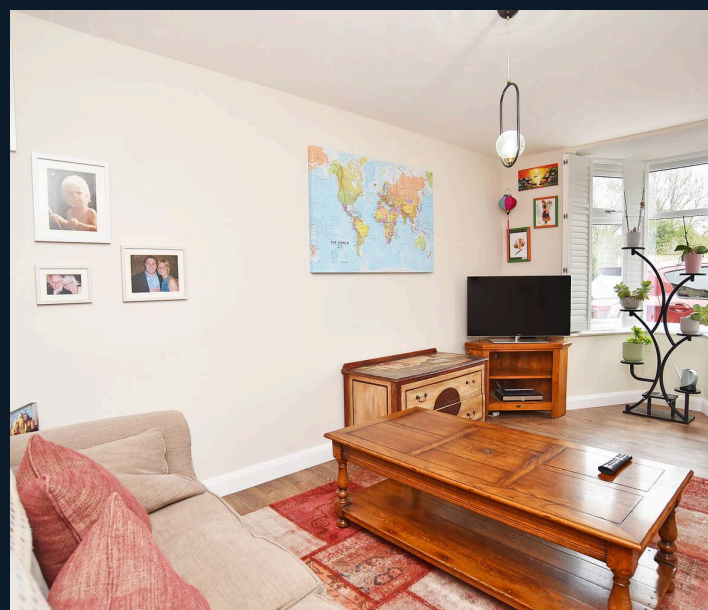
EPC: C

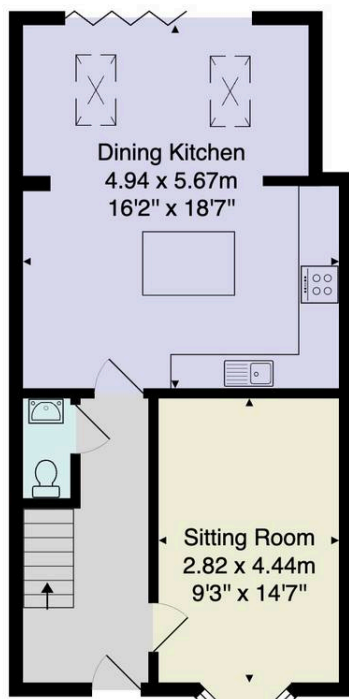


The dining kitchen is superbly appointed with a range of shaker-style units, complemented by solid wood worktops and a striking tiled splashback. A central island provides additional preparation space and storage, while integrated appliances enhance both practicality and style. The dining area comfortably accommodates a large table and benefits from skylights and full-width doors opening onto the rear garden, creating a bright, sociable space ideal for both everyday living and entertaining.

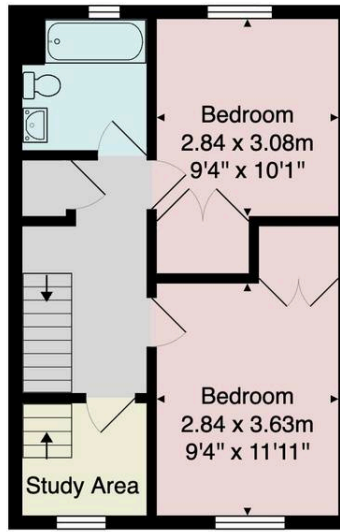
To the first floor, a light and airy landing leads to two well-proportioned double bedrooms, both tastefully decorated and offering comfortable accommodation. The modern house bathroom is finished to a high standard, featuring a contemporary suite with bath and shower over, vanity unit, and stylish tiling.

Occupying the entire second floor, the impressive principal bedroom suite provides a private retreat. The generous bedroom benefits from a vaulted ceiling and skylight windows, creating a bright and airy feel, alongside fitted wardrobes and a dedicated dressing area. A contemporary en-suite shower room completes this level, fitted with modern fixtures and attractive finishes.

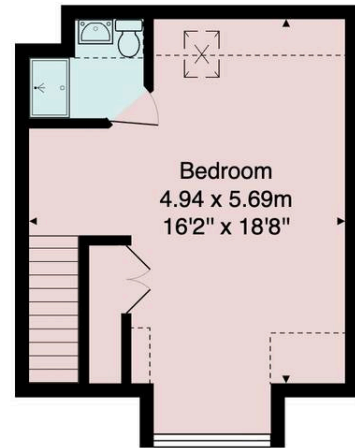




Ground Floor



First Floor



Second Floor

Total Area: 117.5 m² ... 1264 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.