





10 Sundew Heath, Harrogate

£450,000 Offers Over

VERITY FREARSON

YOUR AWARD WINNING AGENT

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A beautifully presented four bedroom detached family home, occupying a delightful position at the end of a quiet cul-de-sac on the edge of Harrogate. Enjoying an attractive open aspect to the rear, the property offers stylish and generously proportioned accommodation together with ample parking and a landscaped garden, making it an excellent home for modern family living.The property has been thoughtfully improved and extended to create a superb balance of reception and bedroom space, with a stunning open-plan dining kitchen and family room forming the heart of the home. The location is equally appealing, combining a peaceful residential setting with easy access to Harrogate, local amenities and the surrounding countryside.

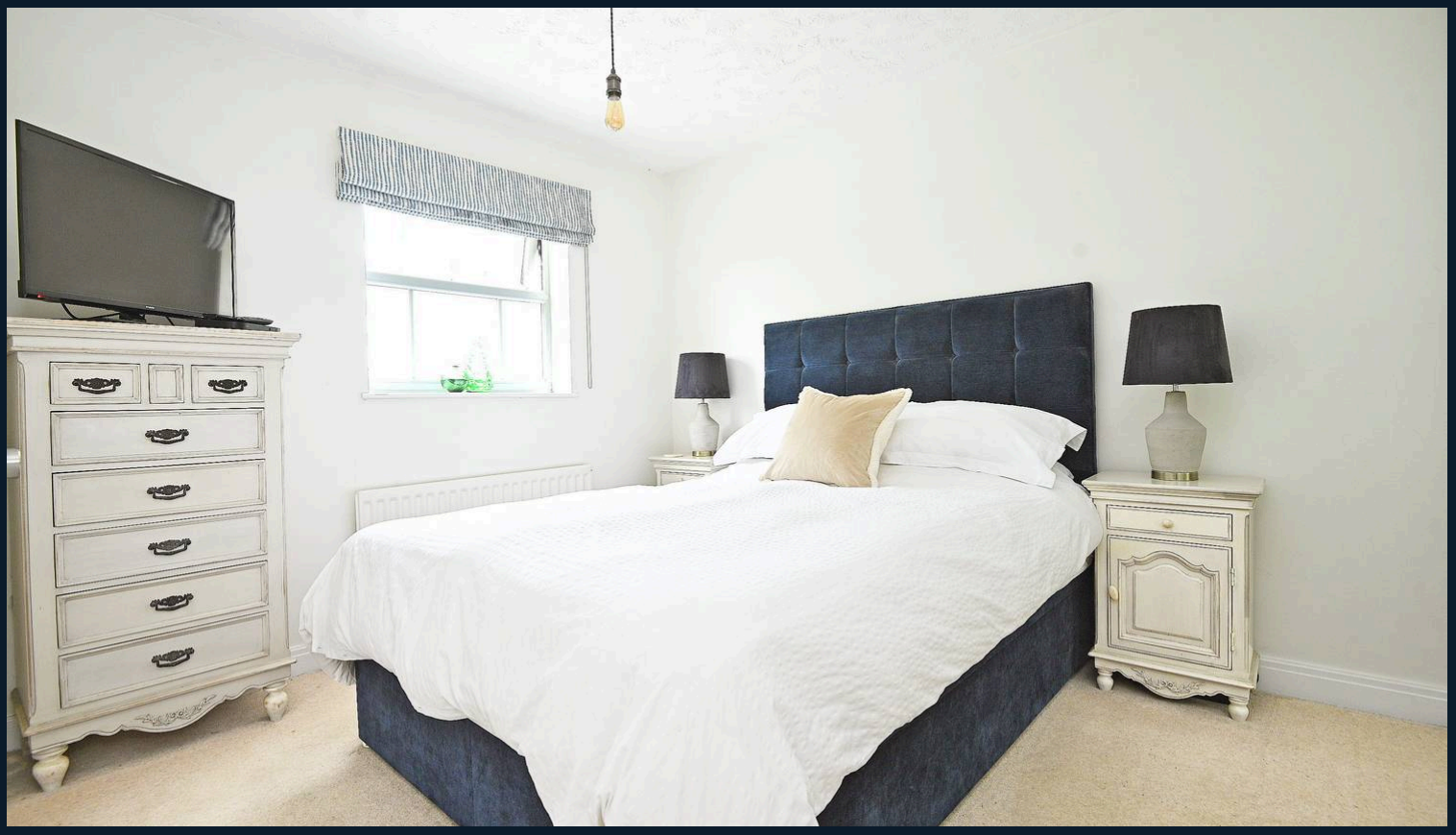
OUTSIDE

A driveway provides ample off-road parking to the front of the property. To the rear is an attractive landscaped garden enjoying a delightful open aspect. The garden comprises a lawn, well-stocked planted borders and a covered decked seating area, providing an excellent space for outdoor dining, relaxing and entertaining. The converted garage provides useful additional accommodation but could be reinstated as a garage if desired.

Council Tax Band: E

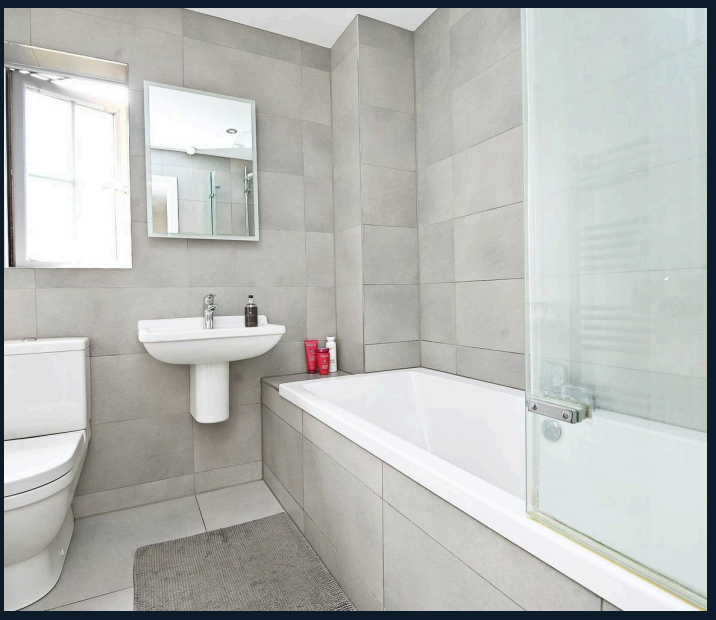
Tenure: Freehold

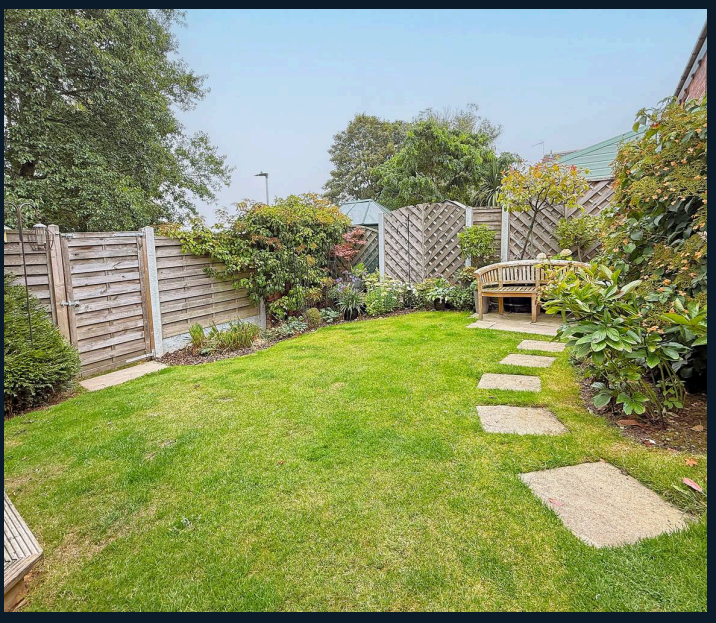
EPC Energy Efficiency Rating: D



GROUND FLOOR

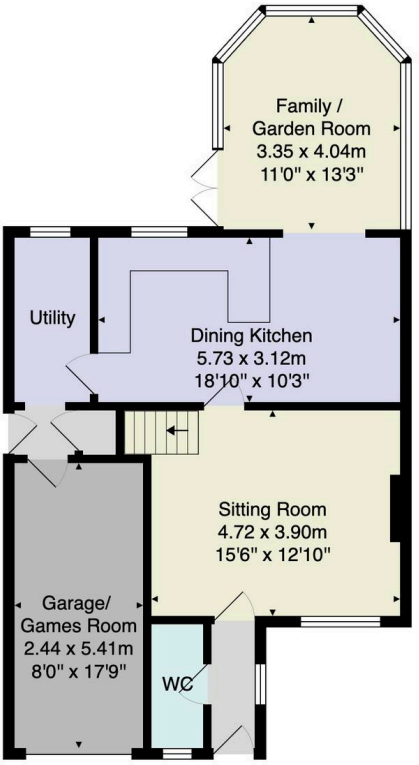
A welcoming reception hall features attractive timber flooring, which continues throughout much of the ground floor and gives the accommodation a natural sense of flow. The sitting room is a spacious and inviting reception room centred around a gas stove and opens through to the impressive dining kitchen. A particular feature of the property is the superb open-plan dining kitchen, providing an excellent space for everyday family life and entertaining. There is ample room for a dining table and the kitchen is fitted with a quality range of contemporary wall and base units complemented by work surfaces and a breakfast bar. Integrated appliances include an induction hob, electric oven, dishwasher and fridge. The kitchen opens seamlessly into the extended family room, creating a wonderful additional sitting area with windows and glazed doors overlooking and leading onto the rear garden. There is also a useful utility room fitted with storage units and providing space and plumbing for a washing machine, together with a downstairs cloakroom fitted with a WC and washbasin. The property has the benefit of solid oak flooring throughout the ground floor. The integral garage has been converted to provide a versatile games room, offering excellent additional living space and equally suitable as a home office, gym or playroom. The space could also be readily returned to garage use if required.



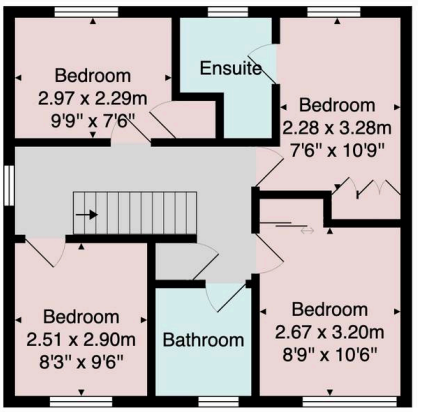


FIRST FLOOR

There are four good-sized bedrooms on the first floor, all capable of accommodating a double bed and all benefiting from fitted wardrobes. The principal bedroom also features a stylish en- suite shower room. The remaining bedrooms are served by a contemporary family bathroom fitted with a WC, washbasin set within a vanity unit and bath with shower above. Both the en-suite and family bathroom are appointed with high-quality Duravit



Ground Floor



First Floor

Total Area: 129.9 m² ... 1398 ft²
All measurements are approximate and for display purposes only.
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