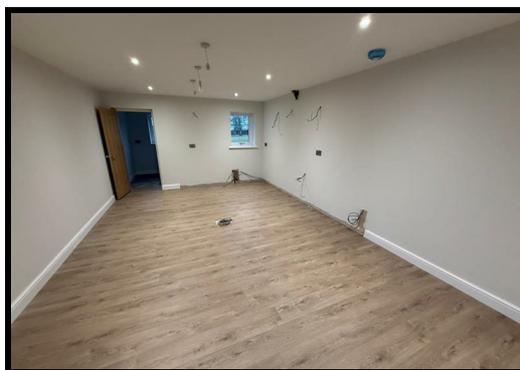




4 Keys Court, Eppleby, Richmond Offers In The Region Of £650,000

A rare opportunity has arisen to acquire a highly individual, luxurious and unique home set in an enviable setting within the picturesque village of Eppleby in North Yorkshire.

This charming residence offers outstanding, generous and flexible accommodation. This simply stunning property offers bright and spacious accommodation which is beautifully presented and retains an informal homely ambience throughout. With accommodation over two floors including a welcoming entrance hallway, a living room, kitchen / dining room, a snug / study, utility room, cloakroom, a principal bedroom with an en suite shower room, three further double bedrooms and a family bathroom. Externally to the front of the property there is a driveway providing off road car parking, a garage with an electric roller door and a garden. To the rear of the property there is a garden with fine views overlooking open countryside and a patio area which is ideal for outdoor entertaining. This exquisite new build property is situated on the exclusive Keys Court development and offers not only exceptional views but also a strong sense of community that Eppleby is renowned for. Every detail of this home has been finished to the highest specification, reflecting a commitment to quality and style. This property is perfect for those seeking a tranquil lifestyle without compromising on modern amenities. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



4 Keys Court, Eppleby, Richmond

General Remarks

Situated on the esteemed Keys Court development within the highly desirable and much sought after Village of Eppleby Richmond, this stunning detached house is a remarkable find. Newly built to the highest specification, this delightful property boasts an impressive living space, providing ample room for both relaxation and entertainment.

The property is beautifully positioned to take advantage of its south facing aspect offering fine views overlooking open countryside

Air source heating

Under floor heating to the ground floor accommodation

Benefits from an EV Charger on the gable end of the garage

We recommend viewings at the earliest opportunity to avoid disappointment.

Location

Eppleby is a delightful village located in the Richmondshire district of North Yorkshire. The village is built around two village greens (The Green and Low Green). The village has a superb community atmosphere and offers a good range of amenities including the Cross Keys public house, an award winning village shop and tea room and the village hall which regularly hosts various events including dances, meetings, badminton and salsa dance lessons. Eppleby is also home to the first class Trinity Academy Eppleby, Forcett and Middleton Tyas School. A wider range of amenities can be found within the historic market town of Richmond which is located seven miles away.

Entrance Hallway

The property is entered through a composite door leading into a most welcoming entrance hallway offering an abundance of charm which will not fail to impress the discerning buyer. The entrance hallway is warmed by under floor heating, is tastefully decorated in neutral tones and benefits from laminated flooring

Cloakroom

The cloakroom is fitted with a modern suite comprising of a wash hand basin inset into a vanity unit and a low level WC.

Living Room

The beautifully presented living room offers an abundance of natural light. Warmed by under floor heating, tastefully decorated in neutral tones and benefiting from laminated flooring, a double glazed window and double glazed French doors which lead out to the rear garden. The living room offers fine views of the rear garden and open countryside beyond.

Snug / Study

The Snug / Study is situated to the front elevation of the property. Warmed by under floor heating, tastefully decorated in neutral tones and benefiting from laminated flooring and a double glazed window. This room would be ideal for someone working from home.

Kitchen / Dining Room

At the heart of the home lies the open plan kitchen and dining room, a truly inviting area designed for both family gatherings and entertaining guests. This central hub is perfect for creating lasting memories, whether it be a casual breakfast or a festive dinner party. The kitchen / dining room is

warmed by under floor heating, benefits from laminated flooring and offers an abundance of natural light courtesy of the double glazed windows to the side, front and rear elevations. The kitchen has been designed and priced by Wren but can be changed to suit personal specification up to the price that has been agreed to date.

Utility Room

The utility room is warmed by under floor heating and benefits from laminated flooring, a double glazed window and a door that leads into the integral garage. A stable door leads out to the rear garden. The utility room has been designed and priced by Wren but can be changed to suit personal specification up to the price that has been agreed to date.

First Floor Landing

A staircase leads to the first floor landing.

Principal Bedroom

The principal bedroom is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed window and an adjoining en suite shower room.

En Suite Shower Room

The modern and most contemporary shower room is fitted with a beautiful suite comprising of a shower cubicle with shower, a wash hand basin inset into a vanity unit and a low level WC. The en suite shower room is warmed by a towel radiator and benefits from laminated flooring.

Bedroom Two

With a double glazed window overlooking the front elevation of the property a double bedroom warmed by a central heating radiator and tastefully decorated in neutral tones.

Bedroom Three

With pleasant views overlooking the rear garden and far reaching open countryside beyond a further double bedroom warmed by a central heating radiator and tastefully decorated in neutral tones.

Bedroom Four

A further bedroom overlooking the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

Bathroom

The family bathroom is warmed by a towel radiator and is fitted with a contemporary suite comprising of a panelled bath with over head shower, a wash hand basin inset into a vanity unit and a low level WC.

Externally

Externally to the front of the property there is a driveway providing off road car parking, a garage with an EV Charger on the gable end, electric roller door and a garden. To the rear of the property there is a garden with fine views overlooking open countryside and a patio area which is ideal for outdoor entertaining.

