



35 Laver Way, Ripon, North Yorkshire, HG4 2DU

A beautifully presented four-bedroom detached executive home, offering spacious and light-filled accommodation throughout within a highly sought-after family development close to Ripon Grammar School. Featuring stylish contemporary interiors, multiple reception spaces, a double garage, and a generous rear garden, this superb property creates the perfect family home within easy reach of Ripon.

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**35 Laver Way, Ripon, North
Yorkshire, HG4 2DU**

Guide Price: £500,000

- Four Bedroom Detached
- Three bathrooms
- Spacious Accommodation
- Beautifully Presented
- Delightful Rear Garden
- Double Garage



General remarks

An outstanding opportunity to acquire this substantial four-bedroom detached executive residence, beautifully positioned within a highly sought-after and family-friendly development close to the highly regarded Ripon Grammar School. Offering an exceptional balance of elegance, practicality, and contemporary family living, this superb home has been thoughtfully designed with spacious, light-filled interiors throughout and is presented to an impeccable standard.

From the moment you step inside, the property immediately creates a wonderful sense of space and warmth. A welcoming and beautifully presented entrance hall sets the tone for the accommodation beyond, offering a bright and airy introduction to this stylish family home. Positioned to the front elevation is an elegant formal lounge, a generous reception space enhanced by a striking bay window which allows natural light to flood the room, creating the perfect environment for both relaxing evenings and entertaining guests.

Undoubtedly the heart of the home is the impressive open-plan kitchen diner, thoughtfully designed to combine functionality with modern family living. Offering an abundance of fitted units, extensive preparation space, and ample room for dining and socialising, this exceptional space effortlessly caters to both everyday life and larger gatherings. Double doors lead seamlessly through to a versatile family room or snug, creating a wonderful additional reception area ideal for growing families, a children's playroom, or a peaceful retreat. Further double doors open directly onto the rear garden, beautifully blending indoor and outdoor living during the warmer months.

Leading from the kitchen is a practical utility area, perfectly suited for busy family life, with an interconnecting door providing convenient access into the double garage. A modern downstairs WC further enhances the practicality of the ground floor accommodation.

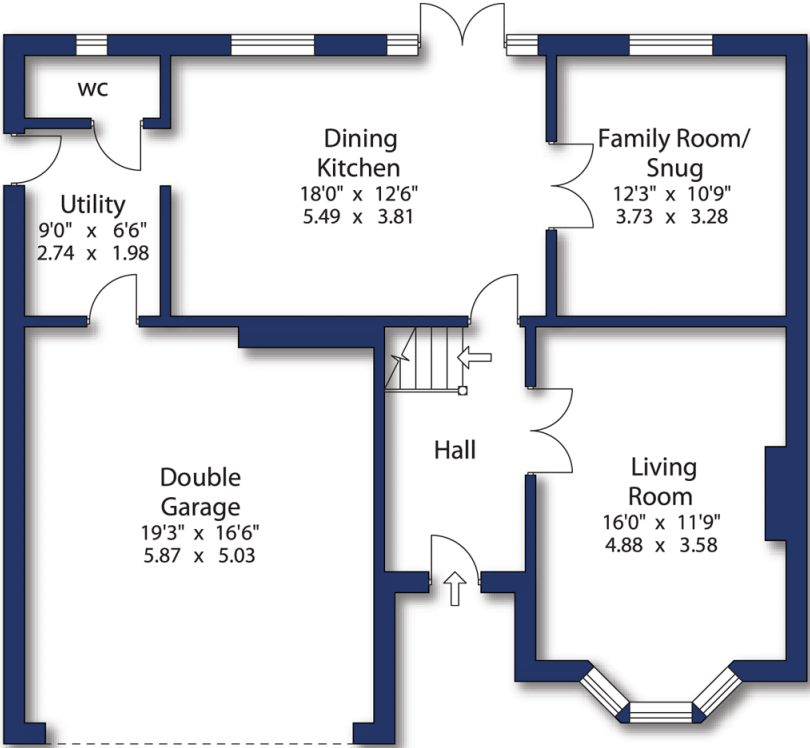
To the first floor, a spacious and naturally light landing provides access to four beautifully proportioned double bedrooms. The principal suite offers a luxurious retreat, complete with a dedicated dressing area and stylish en-suite shower room. Bedroom two also benefits from its own contemporary en-suite facilities, making it ideal for guests or older children seeking additional privacy. Two further generous double bedrooms are served by an elegant and well-appointed family bathroom, finished with a modern and stylish design.

Externally, the property continues to impress. To the front, a double-width driveway provides ample off-street parking and leads to the integral double garage, whilst the open-plan garden frontage adds to the home's attractive kerb appeal. To the rear, the enclosed garden has been designed with both entertaining and ease of maintenance in mind, featuring a substantial patio seating area alongside an artificial lawn, creating a safe and enjoyable outdoor space for children, pets, and summer gatherings alike.

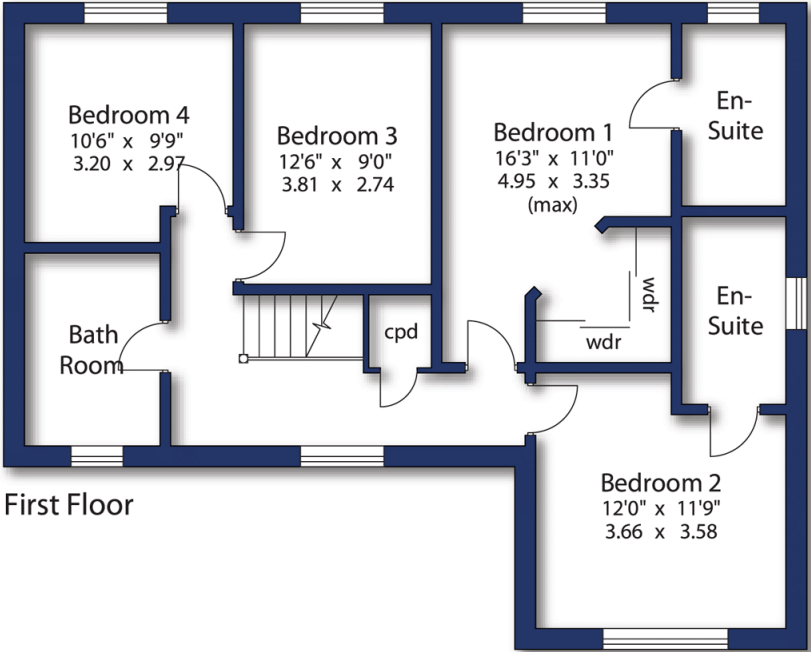
Situated within a desirable residential location, this exceptional home enjoys excellent access to local amenities, reputable schools, countryside walks, and commuter links, whilst being within easy reach of the historic cathedral city of Ripon.

Combining generous proportions, stylish presentation, and an enviable family-friendly setting, this is a truly outstanding home perfectly suited to modern family living.

Floorplans



Ground Floor



First Floor

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Local Authority & Council Tax Band

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- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains gas, electric, water & drainage. Domestic heating is gas •
- Off road parking and double garage

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For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

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