



10 Watermill Close, North Stainley, Ripon, HG4 3LD

A substantial four-bedroom detached executive home, skilfully extended and offered chain-free, situated in a quiet cul-de-sac within the sought-after village of North Stainley. Boasting spacious and versatile accommodation, four double bedrooms, a garage, driveway, and beautifully maintained gardens, this is an ideal family home in a desirable village setting.

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10 Watermill Close, North Stainley, Ripon, North Yorkshire, HG4 3LD

Guide Price: £550,000

- Spacious and skilfully extended four-bedroom detached executive home offering generous and versatile family accommodation throughout.
- Peacefully positioned within a quiet cul-de-sac in a highly desirable village setting.
- Four well-proportioned double bedrooms, ideal for growing families and those seeking additional space.
- Beautifully maintained rear garden providing a private and attractive outdoor retreat.
- Thoughtfully designed layout combining modern family living with comfortable and elegant surroundings.



General remarks

Offered to the market chain-free, this substantial four-bedroom detached executive home occupies a delightful position within a quiet cul-de-sac in the highly sought-after village of North Stanley. Having been skilfully extended, the property provides spacious and versatile accommodation throughout, making it an ideal family home.

Upon entering, a welcoming and generously proportioned entrance hall sets the tone for the accommodation beyond. Leading off the hallway is a spacious lounge, enjoying a pleasant open aspect to the front, along with a separate dining room, providing an excellent space for formal entertaining, family gatherings, or an additional reception room if desired. A convenient ground floor WC completes the entrance level.

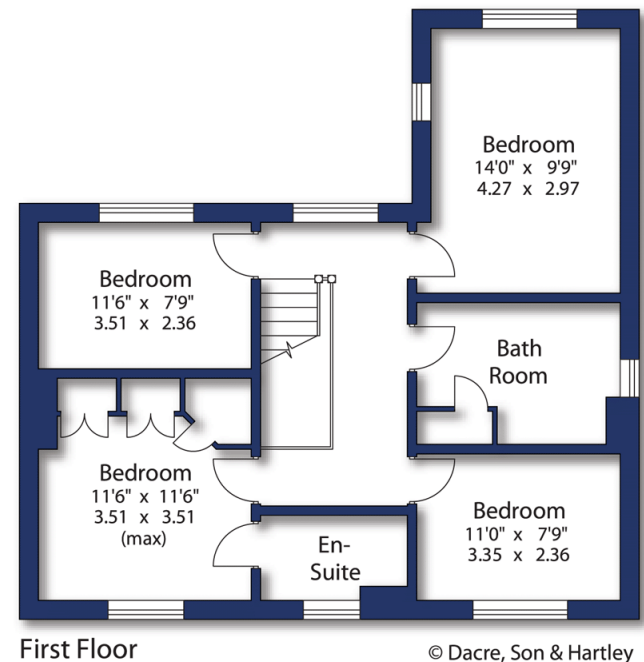
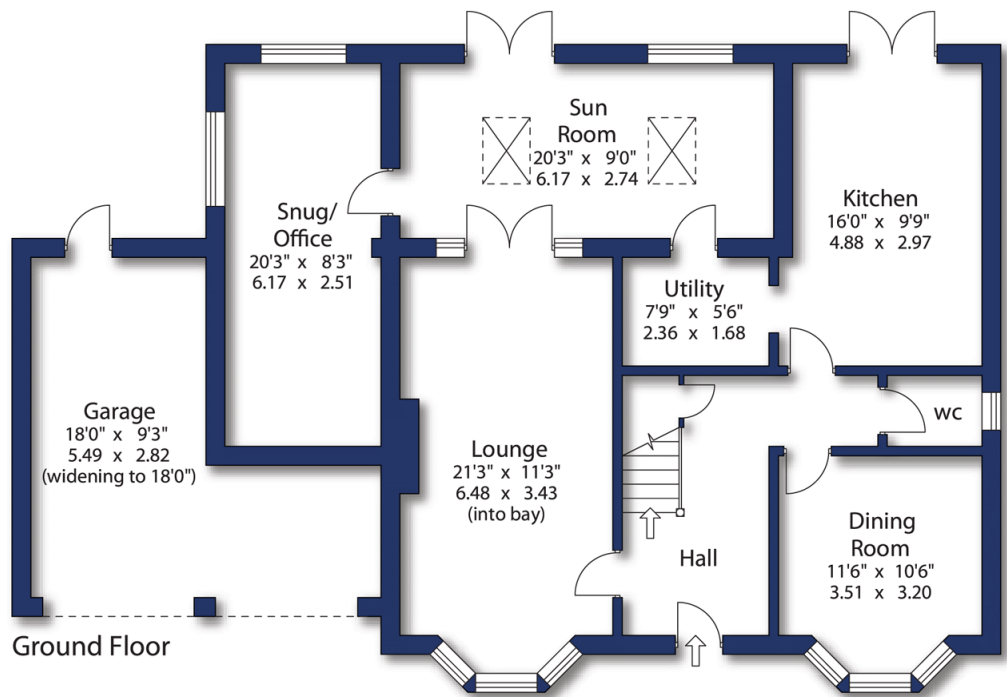
The heart of the home is the generously sized kitchen, offering ample space for family life and entertaining. Leading from the kitchen is a practical utility room, which in turn opens into the impressive rear extension. This substantial additional living space offers a multitude of

potential uses, whether as a family room, garden room, playroom, hobby space, or additional entertaining area, providing excellent flexibility to suit a variety of lifestyles. Beyond this lies a larger-than-average home office, ideal for those working from home or requiring dedicated study space.

To the first floor, the property boasts four well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed house bathroom.

Externally, the property continues to impress. To the front, a dual-width driveway provides ample off-street parking and leads to an attached garage, while the open aspect enhances the feeling of space and privacy. To the rear and side, the property enjoys a beautifully maintained and well-stocked garden, offering an abundance of mature planting, colourful borders, and a peaceful setting for outdoor relaxation and entertaining.

Floorplans





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Contact us



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Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

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

Internet & Mobile Coverage

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

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

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Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

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