



£535,000 Guide Price

Dere Way, Boroughbridge, York

Detached House | 5 Bedrooms

01423 276100

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Step Inside

Property Description

**** VIRTUAL 360 PROPERTY TOUR ****

A substantial five bedroom three bathroom detached house occupying a corner plot with enclosed south facing garden, detached gym/home office, garage/store and driveway, situated in this new and exciting development.

Main Particulars

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This extended modern family home is offered with all the benefits you would expect from a nearly new build including extended building warranties and energy saving features. Appointed to a high standard the accommodation comprises in brief; L-shaped reception hall with engineered oak flooring leading to a large sitting room, study, separate snug/bedroom six, utility room and access to an integral storage garage. The real hub of the house is the impressive 26ft long open plan dining kitchen complemented by a range of integrated appliances, porcelain tiled floor, quartz worktops, breakfast bar and bi-folding doors out to a south facing garden with paved seating area.

To the first floor an open landing leads to a master bedroom suite with built-in wardrobes and luxurious Narnia inspired en-suite shower room, guest bedroom with en-suite shower room, three further good size bedrooms and a house bathroom.

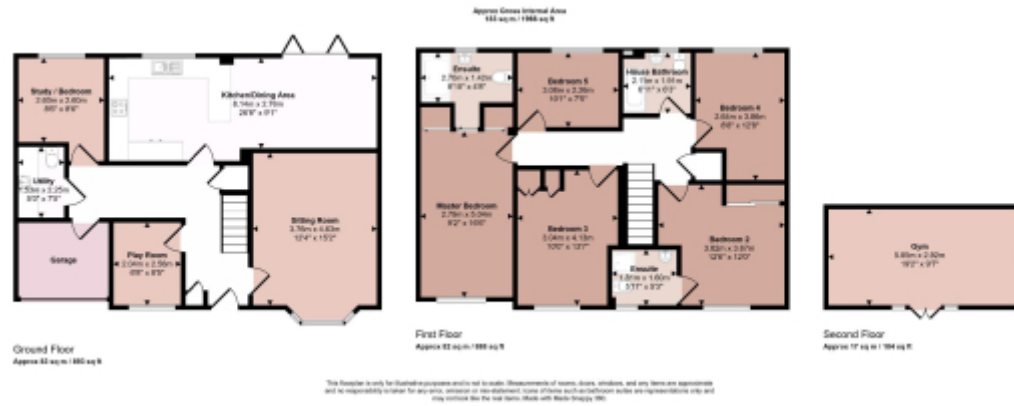
Outside the property occupies a generous corner plot with shaped lawn and a double width driveway providing access into an integral storage garage /store. To the rear there is a south facing garden laid mainly to lawn with paved seating area and access into the original detached brick built single garage (19'3" x 9'7") which has been converted to create versatile lifestyle space, currently being used as a gym but ideal as a home office or games room.

Dere Way is situated in this new development on the edge of the thriving town of Boroughbridge. This vibrant new community offers a semi-rural location, surrounded by 17 acres of green space, with stunning countryside walks on your doorstep and close to a fantastic range of local amenities including shops, cafes and restaurants on the high street.

For the commuter, the property is located close to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk. Boroughbridge lies approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks.

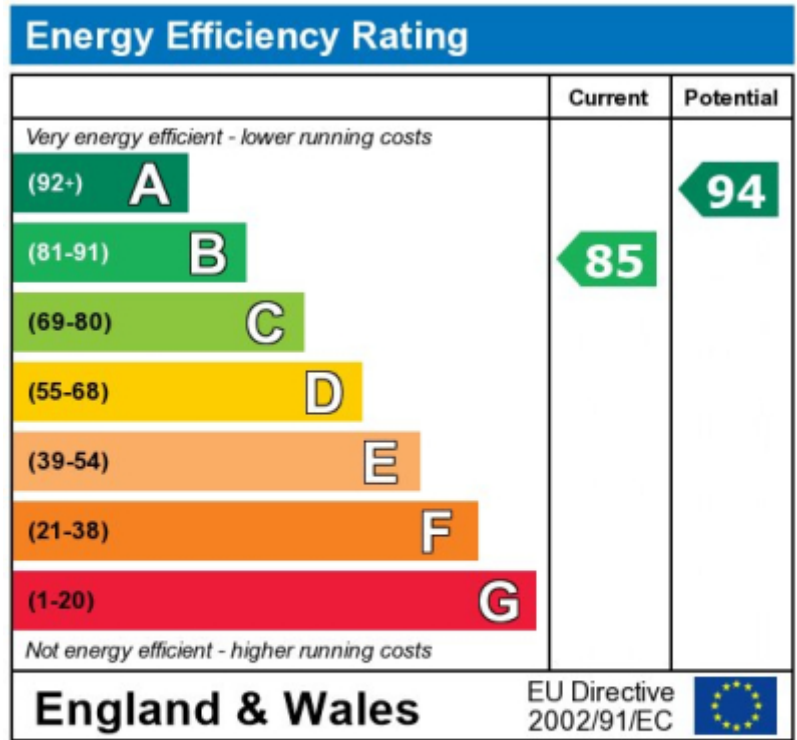
Tenure: Freehold





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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