

*16 Kneeton Park, Middleton Tyas, Richmond, North Yorkshire, DL10 6SB*  
*Price £575,000*



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### Kneeton Park

Is a beautifully presented and well-proportioned detached property nestled in a private corner position on this popular cul-de-sac development. Sitting on a plot of around 1/3 of an acre the property is ideal for a growing family or those looking for a spacious property ideal for entertaining.

Externally to the front is a concrete driveway providing parking and access to a detached double garage with electric door and adjoining workshop and w/c.

Internally you will find a substantial dual aspect lounge with multi fuel burner and double doors through to a separate dining room and family sized kitchen with a host of fitted units which are complemented by solid surface worktops with under counter sink and range cooker and having the benefit of a large adjoining utility/boot room. The spacious entrance hallway with galleried landing provides access to a further ground floor room (currently used as bedroom 5 but ideal for a study/office), ground floor w/c and cloakroom along with a large entrance porch.

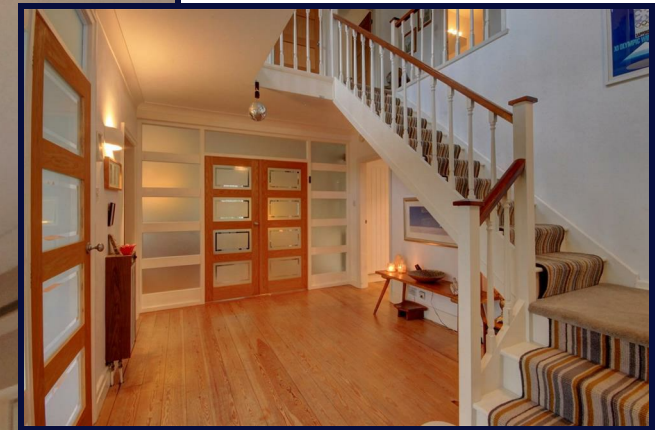
To the first floor are four generous double bedrooms along with a good sized family bathroom with freestanding double shower cubicle, bath, w/c and washbasin.

Externally to the rear - The large rear garden is predominantly laid to lawn with a number of well-established oak trees, patio area to the rear of the property, hedging and timber panelled fencing as well as a vegetable garden and greenhouse. The recent edition of a garden cabin really elevates the space, it has a large multi-use lounge/bedroom along with an ensuite bathroom which consists of plumbed shower cubicle, w/c and wash basin, the cabin is insulated and has power and heating.

Located in the extremely sought after village of Middleton Tyas where you will find a well-regarded primary school, popular village shop, good local pubs and restaurants including the Shoulder of Mutton, and the well renowned Black Bull at Moulton, and for something really special you can visit Middleton Lodge (recently awarded a Michelin Green Star) with its relaxed Coach House restaurant or visit Michelin's young chef of the year Jake Jones at the Forge for that fine dining experience. Situated about three-quarters of a mile to the east of the A1 and A66 at Scotch Corner, the village has easy access to the major commercial centres of Yorkshire and the Northeast.







Tenure: Freehold  
Services: Mains water & Sewage Oil C/H  
Council Tax: Band G  
EPC: Grade D

