



**The Wrens Nest, The Wrens Nest, Wintringham, Malton,
, YO17 8HX
Guide price £440,000**

****BEAUTIFUL DETACHED VILLAGE HOME WITH BREATH TAKING OPEN FIELD COUNTRYSIDE VIEWS TO REAR ASPECT****

The Wrens Nest is an immaculately presented three double bedroom detached village home with detached garage and driveway parking for multiple vehicles. This home is move in ready and in brief comprises; entrance hallway, sitting room with log burner doors to rear garden, country kitchen with island, dining room, utility room with stable door to rear garden and guest cloakroom. To the first floor are three spacious double bedrooms with en-suite to master bedroom and house bathroom.

Outside there is an enclosed rear garden with stunning open country views. Gravelled driveway with access to garage and lawned area with trees and border. To the front aspect there is a gravelled driveway with beautiful herbaceous, well planted borders with lighting that looks beautiful once twilight.

The property is approximately 15 years old and was originally a self build project with one other previous owner. Finished to an extremely high standard throughout with Yorkshire timber framed double glazed sliding sash windows, underfloor heating throughout, handmade kitchen and Hammonds fitted wardrobes.

EPC RATING B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



ENTRANCE HALL

Oak floor, understairs cupboard, meter cupboard, underfloor heating, stairs leading to the first floor.

SITTING ROOM

16'4" x 11'8" (4.98 x 3.57)

Front aspect Yorkshire timber framed double glazed sliding sash window, rear aspect oak French doors to the decked area and garden beyond, oak floor, cast iron multi-fuel burning stove on a slate hearth with a limestone surround and mantelpiece and tiled slips, underfloor heating, TV aerial and telephone points.

DINING ROOM

10'9" x 10'10" (3.28 x 3.31)

Front aspect Yorkshire sliding sash timber framed double glazed window, oak floor, underfloor heating.

KITCHEN

17'7" x 13'1" (5.37 x 3.99)

Side and rear aspect Yorkshire sliding sash timber framed double glazed windows, a bespoke solid wood handcrafted fitted kitchen with oak work surfaces and upstand, breakfast island with pull up power points, Belfast style sink with chrome mixer tap, Range Master electric double oven and grill with a ceramic hob, extractor fan and light built-in above and tiled splashback, integral fridge, freezer and dishwasher, tiled floor with underfloor heating, TV aerial and telephone point, oak glazed doors to the dining room.

UTILITY ROOM

7'7" x 6'10" (2.32 x 2.10)

Side aspect timber framed double glazed window, oak stable door leading to the rear garden. Sink and drainer unit, tiled splashback, extractor fan, plumbing for washing machine, tiled floor with underfloor heating.

GUEST CLOAKROOM

2'7" x 6'2" (0.8 x 1.9)

Side aspect opaque timber framed double glazed window, low flush wc, pedestal wash hand basin, tiled splashback and tiled floor with underfloor heating.

MASTER BEDROOM

16'5" x 11'10" (5.01 x 3.61)

Front and rear aspect Yorkshire sliding sash timber framed double glazed windows with views to the rear over open countryside. Hammonds Fitted Wardrobes', radiators. Door to:

MASTER ENSUITE

Shower, heated towel rail, shaver point, wall hung sink, heated mirror.

BEDROOM TWO

10'8" x 11'3" (3.27 x 3.43)

Front aspect Yorkshire sliding sash window, radiator and telephone point.

BEDROOM THREE

9'1" x 11'2" (2.79 x 3.41)

Rear aspect Yorkshire sliding sash window with views over the open countryside. Hammonds Fitted Wardrobes, radiator and telephone point.

HOUSE BATHROOM

8'2" x 9'6" (2.51 x 2.9)

Side aspect Yorkshire sliding sash opaque window, free-standing bath with mixer taps, walk-in shower cubicle with curved screen, low flush wc, pedestal wash hand basin, heated towel rail, shaver point, part-panelled walls and extractor fan.

OUTSIDE

To the outside, the property is complemented by an enclosed lawned garden with herbaceous borders and mixed hedgerow to the front with a gravelled parking area. To the side, is a shared gravelled driveway leading to the double timber gated entrance, the detached garage and enclosed rear garden. The rear is complemented by a decking area with LED lighting ideal for al fresco dining and a lawned garden with mature trees and shrubs, that has delightful views over the open countryside beyond.

COUNCIL TAX BAND E

FREEHOLD

ADDITIONAL NOTES

The Wrens Nest is an energy efficient electric green house with 21 solar panels installed in 2023 which provide sufficient electricity to the property which effectively means ZERO ENERGY BILLS for the majority of the year with 20 KW of battery storage in loft to power the property even on a cloudy day. Electric underfloor heating on the ground floor, electric boiler, Eddi solar diverting water to heat water from the solar panels, Zappi solar diverting car charger.

This spacious, eco friendly beautifully presented cottage was built in 2011 to a high specification, set in a quiet position in this popular conservation village of Wintringham, detached garage and rear garden. There is an enclosed lawned rear garden with herbaceous borders and gravelled parking to the front. The property is further complemented by a decked sun terrace with LED lighting ideal for al fresco dining that leads to the lawned garden, with breath-taking views across the open countryside beyond.

THE RED POST BOX ISN'T ANYTHING TO DO WITH ROYAL MAIL, CAN BE REMOVED IF DESIRED

SERVICES

Mains drainage, Fully double glazed, Good Main heating Boiler and underfloor heating.

