



3 Victory Row Wetherby Road
Boroughbridge, York, YO51 9GH
Guide price £345,000

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CRAVEN-HOLMES
ESTATE AGENTS

NO ONWARD CHAIN

We're excited to share some fantastic features of this wonderful FOUR BEDROOMED family home WITH STUNNING OPEN PLAN DINING FAMILY / LIVING SPACE AND ADDITIONAL SNUG ROOM, WITH EN-SUITE TO THE MASTER BEDROOM, HOUSE BATHROOM AND GROUND FLOOR WC, LOCATED IN A CUL DE SAC POSITION TO THE REAR AND ENCLOSED REAR GARDEN

Conveniently located near excellent local shops, schools, and parks, making it easy to enjoy everything the Boroughbridge has to offer.

Plus, there's a driveway for off-road parking, ensuring you always have a spot for your vehicle.

With outstanding commuter links, you'll have no trouble getting around. Don't forget, the private rear garden is perfect for soaking up the sun- it's a real gem!

This lovely home boasts an EPC rating of B, too!



Description

This exceptionally spacious and well- appointed four- bedroom property features designated parking and landscaped gardens, located in a highly convenient area adjacent to the outstanding amenities available within Boroughbridge town centre. This remarkable family residence has been thoughtfully extended by the current proprietors to offer magnificent and expansive living spaces.

On the ground floor, one will find a particularly impressive open- plan living kitchen, providing ample space for both sitting and dining areas, complete with glazed doors that provide a view of the south- facing garden and a stylishly modern fitted kitchen. Additionally, there is a separate reception room, a downstairs WC, and a utility room. On the upper floor, the property includes four generously proportioned bedrooms, a contemporary bathroom, and an en- suite shower room. The exterior offers substantial outdoor spaces, featuring off- road parking along with adequately sized gardens at both the front and rear.

Victory Row is a modern development constructed in 2013 and is advantageously situated on the periphery of Boroughbridge town centre, within walking distance of a comprehensive range of local amenities.

**** ACCOMMODATION ** ** GROUND FLOOR ** ** LIVING KITCHEN ***

* This remarkable open-plan living space integrates sitting and dining areas, with tiled flooring and glazed patio doors, as well as bi-folding doors that extend to the garden. The kitchen is outfitted with a variety of stylish wall and base units, complemented by a quartz worktop, island, and breakfast bar, along with an induction hob, integrated double oven, and dishwasher.

**** SNUG **** A separate reception room featuring a bay window.

**** CLOAKROOM **** Equipped with a WC and basin.

**** UTILITY **** Furnished with fitted units and provisions for a washing machine and tumble dryer. ******

FIRST FLOOR ** The first floor comprises four well- well- proportioned bedrooms, wherein the principal bedroom includes an en-suite shower room.

**** EN- SUITE **** Fitted with a WC, wash basin, and shower.

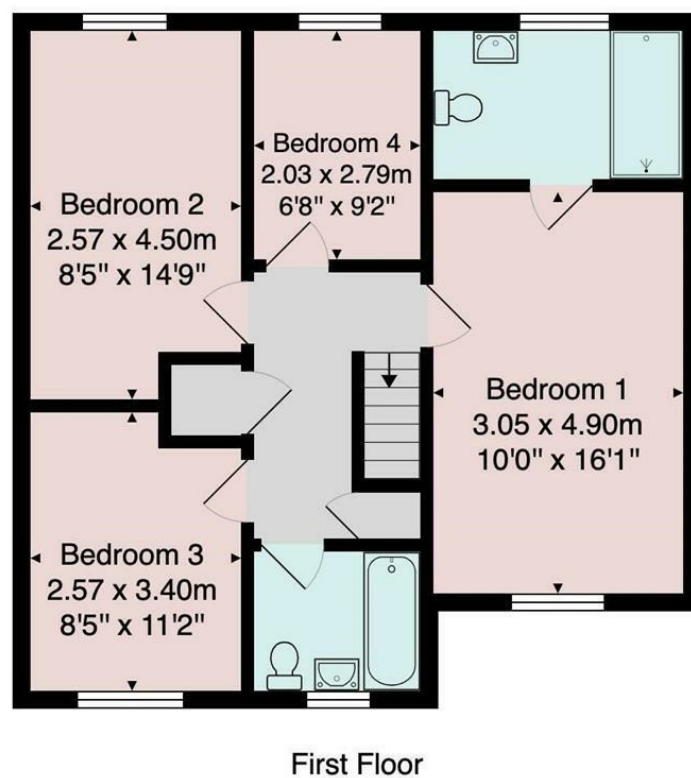
**** BATHROOM **** A traditional white suite that includes a WC, wash basin, and bath.

**** ATTIC **** Access is available to a boarded loft, offering practical storage space.

**** OUTSIDE **** The property features an aesthetically pleasing garden at the front, which includes a lawn and a conveniently located garden store. There is additional off- road parking, complemented by an attractive south- facing garden that incorporates a paved sitting area, artificial grass, and a timber garden shed.







Total Area: 133.4 m² ... 1436 ft²
All measurements are approximate and for display purposes only.

