



PRICE
SEALS CLOSE, BURTON-ON-THE-WOLDS,



PRICE GUIDE: £425,000 - £440,000

Nestled in the heart of the highly sought-after village of Burton-On-The-Wolds, this superbly extended detached family home offers a perfect blend of modern open-plan living and a tranquil rural setting. Positioned within a peaceful cul-de-sac of similar properties, this well-appointed residence provides an excellent opportunity for family buyers seeking space, versatility, and contemporary comforts.



Upon entering, a welcoming porch provides a practical space for coats and shoes before leading into the spacious hallway, which serves as the central hub of the home. The standout feature is the impressive open-plan kitchen, dining, and living area at the rear—a fantastic space for socializing and entertaining. The kitchen is fitted with an array of contemporary units, complemented by solid wood work surfaces, while the adjoining dining area seamlessly flows into a stylish seating space with exposed beams and French doors opening onto the







garden. Additionally, a separate playroom/study has been thoughtfully incorporated adding to the home's flexibility. For quieter moments, the main living room is positioned at the front, featuring double doors that create a sense of privacy and intimacy. A utility room off the kitchen







provides further convenience with garden access and is accompanied by a downstairs WC.

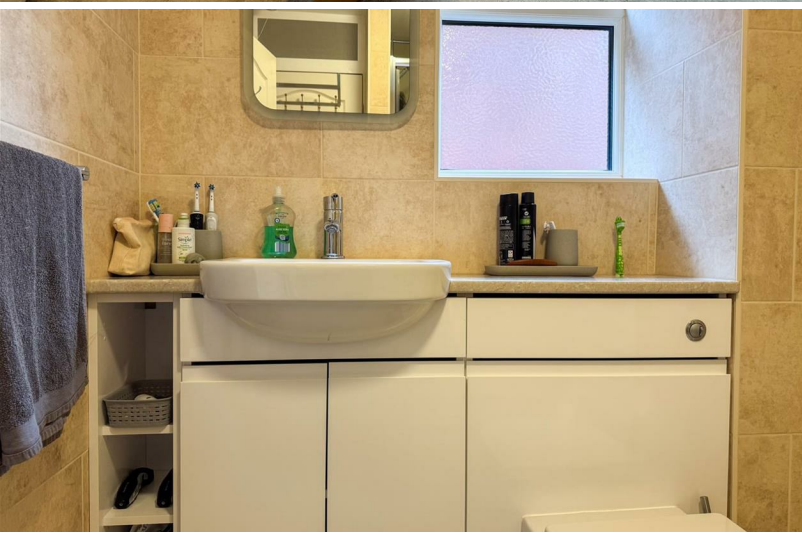
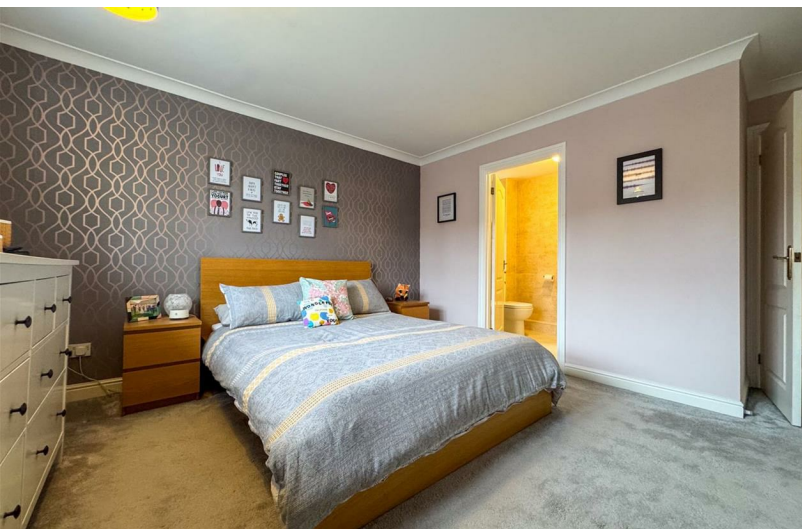
The first floor hosts four well-proportioned bedrooms, three of which are generous doubles, along with a comfortable single bedroom. The master





bedroom boasts ample floor space and benefits from a private ensuite shower room, while the family bathroom features a modern three-piece suite with a shower over the bath.

Externally, the property enjoys a well-maintained driveway providing parking for at least two vehicles, as well as the added advantage of a single garage with side access. Despite the impressive extensions, the rear garden remains a fantastic outdoor space, primarily laid to lawn—ideal for growing families to enjoy.





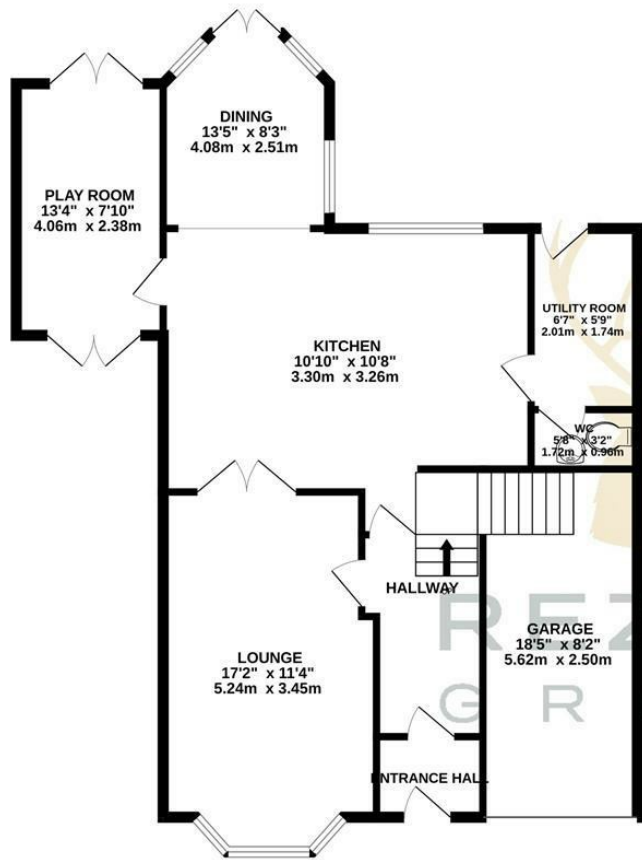


This exceptional home offers a perfect balance of style, practicality, and countryside charm, making it a must-see to truly appreciate the well-designed and versatile living arrangements on offer.

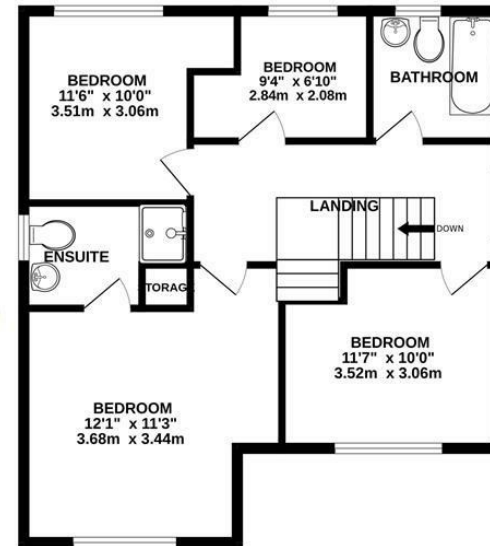




GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1624 sq.ft. (150.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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