



12 APPLEFIELDS

WRAWBY, DN20 8GB

£430,000
FREEHOLD

Nestled in the picturesque village of Wrawby, Applefields is a substantial five-bedroom family home located in a desirable cul-de-sac. This property offers flexibility and ample space, making it an ideal choice for a growing family.



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Description

Nestled in the picturesque village of Wrawby, Applefields is a substantial five-bedroom family home located in a desirable cul-de-sac. This property offers flexibility and ample space, making it an ideal choice for a growing family.

Upon entering, you're greeted by a light and spacious reception hallway, setting the tone for the rest of the property. This leads to a generous living room and a separate formal dining room, perfect for entertaining. The newly fitted and well-appointed kitchen breakfast room is a chef's delight, complemented by a large utility room for added convenience. One of the standout features of this home is the abundance of storage cupboards throughout, ensuring everything has its place. Completing the ground floor is a home office or hobbies room and a good-sized WC, which has additional storage or the potential to be converted into a ground floor shower room.

Upstairs, the master bedroom features built-in storage as well as a fabulous walk-in wardrobe, along with a luxurious ensuite. Bedrooms two, three, and four are generously sized doubles, while the fifth bedroom is a comfortable single or small double. One of the larger bedrooms is currently used as a snug, offering versatility. The upstairs landing provides an excellent opportunity for a snug or reading corner, adding to the home's charm.

Outside, the front of the property offers ample off-street parking on a block-paved driveway with space for up to four cars. The rear gardens are well-manicured and enclosed with timber fencing, providing a safe and private area for family activities.

Applefields is a rare find in the highly desirable area of Wrawby offering a fantastic opportunity to acquire a larger family home with modern amenities and abundant space.



ENTRANCE / RECEPTION HALLWAY

Accessed through a glazed UPVC door with an opaque double glazed window to the side, stairs to the first floor, radiator with doors leading into:-

STUDY/OFFICE

Forward facing with a UPVC double glazed window, radiator and space for a desk and storage.

LIVING ROOM

With UPVC double glazed window X 2 to side aspect, UPVC double glazed windows X 2 to rear aspect, UPVC French Doors to rear aspect, feature gas fire, radiators X 2.

DINING ROOM

Rear facing with a UPVC double glazed window, space for six seater table, radiator.

KITCHEN / BREAKFAST ROOM

With UPVC double glazed windows to rear and side aspect, range of soft grey wall and base units with quartz worktops and splash backs, composite single drainer sink with boiling water tap, eye level Hotpoint electric fan assisted oven X 2, Hotpoint built in microwave, Hotpoint built in Coffee machine, integrated fridge/freezer, integrated dishwasher, induction hob with gas burner and extractor fan, plinth lights, breakfast bar, radiator.

UTILITY

With a UPVC double glazed door and window to side aspect, soft grey base units with quartz worktop and upstands, space and plumbing for a washing machine and dryer, larder style cupboard, space for fridge/freezer, under stairs storage cupboard, radiator.

INTEGRAL DOUBLE GARAGE

With electric roller shutter doors, UPVC side door and window, housing boiler and consumer unit, electric car charging point

DOWNSTAIRS WC

With an opaque UPVC double glazed window to the front aspect, WC, pedestal hand wash basin, towel heater, storage cupboard.

FIRST FLOOR LANDING

Splt level landing with seating area, radiator and leading into:-

MASTER BEDROOM

With UPVC double glazed windows to rear and side aspect, radiator, space for a king side bed with side draws, built in wardrobes leading into:-

MASTER DRESSING AREA

With built in wardrobes, storage cupboard, radiator leading into:-

MASTER EN-SUITE

With an opaque UPVC double glazed window, WC, hand wash basin, towel heater, walk in shower fully tiled.

INNER HALLWAY CUPBOARD

Housing water tank with storage and shelving.

BEDROOM TWO

With a UPVC double glazed window to the rear aspect, radiator, space for a double bed with side draws, built in double wardrobe.

BEDROOM THREE

With a UPVC double glazed window to rear aspect, radiator, space for a double bed with draws and storage.

BEDROOM FOUR

With a UPVC double glazed window to front aspect, radiator, space for a single bed with built in storage.

BEDROOM FIVE

With a UPVC double glazed window and Velux style

windows X 2, radiator, space for a double bed and storage to the eves.

FAMILY BATHROOM

With an opaque UPVC window, panelled bath with overhead shower, WC, vanity housed hand wash basin, towel heater, fully tiled.

EXTERNALLY

The front of the property has a blocked paved driveway providing off street parking for two vehicles with a lawn area to the side. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area.

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ADDITIONAL INFORMATION

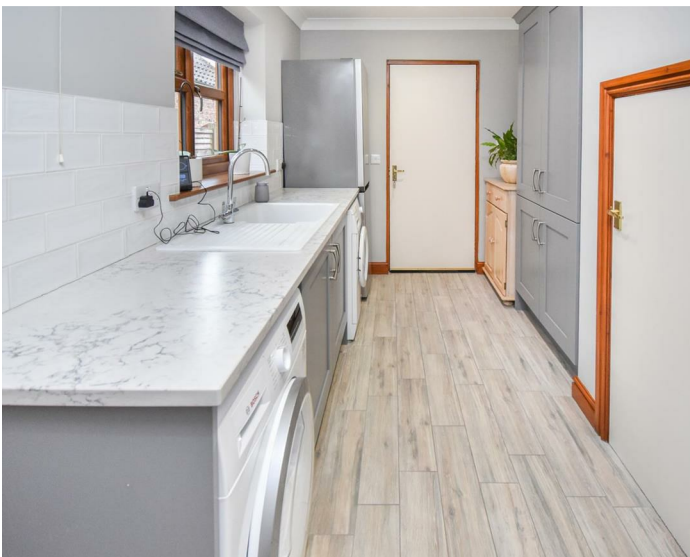
Local Authority –

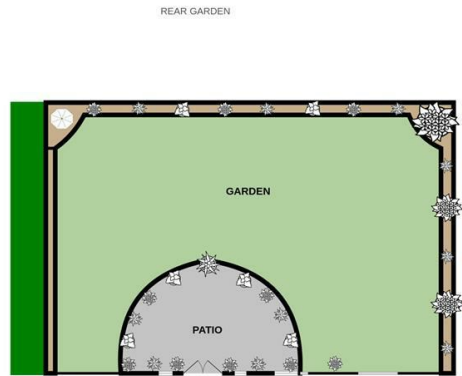
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 0.00 sq ft

Tenure – Freehold





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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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