



Damson Drive | Sherburn In Elmet | LS25 6TD

Chain Free £499,995

Five bedroom detached | Council Tax Band E | EPC Rating B

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*** 'CHARLES CHURCH' LUXURY FAMILY HOME. TWO EN-SUITES. FIVE BEDROOMS. LARGE ENVIABLE PLOT.*** NO ONWARD CHAIN ***

Positioned on a select development of high specification homes built by 'Charles Church' is this stunning family home in immaculate condition, offering an indulgent living experience. The property boasts a generous number of rooms, including five spacious bedrooms and three well-appointed bathrooms, perfect for a large family or for those who enjoy hosting guests.

The property also offers two elegant reception rooms with one open plan to the kitchen and one separate, providing ample space for relaxation or entertainment. A modern, well-equipped kitchen presents the perfect setting for cooking and dining.

One of the defining features of this property is its open-plan kitchen, dining family layout, creating a sense of spaciousness and fluidity throughout the house. The property is also accompanied by a large plot, a generous lawned beautiful rear garden with patio compliments this lovely family home. Plus, a double garage, ensuring plenty of outdoor space and parking facilities for multiple vehicles.

The location of this property is equally impressive. It is well connected with public transport links, making commuting a breeze. Moreover, the property is located in close proximity to local schools, making it an ideal choice for families.

The strong local community adds to the appeal of this area, offering a sense of belonging and a welcoming environment for the new homeowners.

In conclusion, this property not only offers a luxurious living space but also a great location with plenty of unique features. It is a fantastic opportunity to acquire a family home that delivers on all fronts – comfort, convenience, and community.

Set within easy access of amenities and motorway links, Selby, York and Leeds.

Ground Floor

Hall

Composite double-glazed entrance door, parquet style 'LVT' flooring, double panel central heating radiator, doors to the garage, WC and kitchen/dining/family room and stairs to the first floor landing.

WC

Push flush WC, pedestal wash hand basin, radiator, extractor and continuation of flooring from the hall.

Kitchen/Diner/Family Room 3.81m x 10.77m (12'6" x 35'4")

Boasting a range of high gloss wall and base units with quartz work surfaces and matching upstand. Recessed one and half bowl sink with mixer tap. Integrated double oven, induction hob, stainless steel splashback with an extractor over and an integrated fridge, freezer and dishwasher. Down lighters to the kitchen area, PVCu double-glazed window to the rear aspect, door to the utility room, two PVCu double-glazed French doors to the rear garden with a further side window. Continuation of flooring from the hall and two double panel central heating radiators.

Utility Room 1.93m x 1.68m (6'4" x 5'6")

Matching base unit, work surface and upstand from the kitchen. Plumbing for a washing machine, space for a tumble dryer, continuation of flooring from the kitchen, side double-glazed entrance door and a radiator.

Lounge 4.88m x 3.66m (16'0" x 12'0")

Two PVCu double-glazed windows to the front aspect and a double panel central heating radiator.

First Floor

Landing

Two store cupboards, loft hatch, PVCu double-glazed window to the front aspect and doors to rooms.

Master Bedroom 4.98m x 3.66m max (16'4" x 12'0" max)

Fitted wardrobe, two PVCu double-glazed windows to the front aspect, radiator and a door to an en-suite.

En-suite

Comprising; a straight panelled bath, shower enclosure, pedestal wash hand basin and push flush WC. Chrome central heated towel warmer, fully tiled walls, down lighters to the ceiling, extractor fan and a PVCu double-glazed frosted window.

Bedroom 2.78m x 4.60m (9'1" x 15'1")

PVCu double-glazed window to the rear aspect with a radiator beneath. Door to the en-suite.

En-suite

Fully tiled walls and comprising; a shower enclosure, push flush WC and pedestal wash hand basin. Chrome central heated towel warmer, down lighters to the ceiling, extractor fan and a PVCu double-glazed frosted window.

Bedroom 3.94m x 2.72m (12'11" x 8'11")

PVCu double-glazed window to the rear aspect with a radiator beneath.

Bedroom 3.40m x 2.79m (11'2" x 9'2")

PVCu double-glazed window to the front aspect with a radiator beneath.

Bedroom 2.90m x 3.02m (9'6" x 9'11")

PVCu double-glazed window to the rear aspect with a radiator beneath.

Bathroom

Comprising; a straight panelled bath, shower enclosure, pedestal wash hand basin and a push flush WC. Chrome central heated towel warmer, fully tiled walls, down lighters to the ceiling, extractor fan and a PVCu double-glazed frosted window.

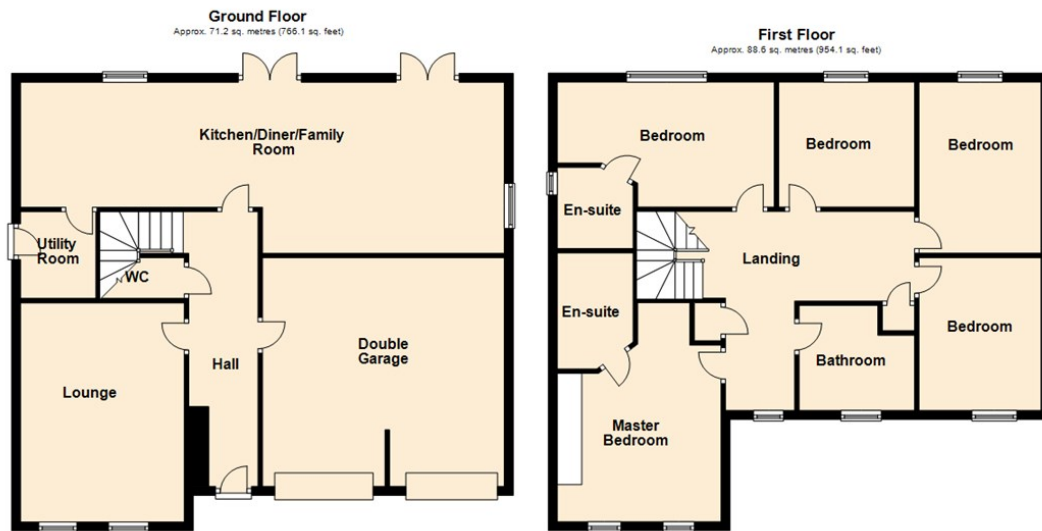
Exterior

Set on an extra large plot with an open lawn front and a block-paved drive giving ample parking for four cars and accessing a double garage. The rear garden is of a generous size, well enclosed having a flagged patio, lawn and pebbled area.

Agents Notes

There is a management charge that is expected to be paid when the estate is complete and is expected to be around £200 per annum. (TBC)





Total area: approx. 159.8 sq. metres (1720.2 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents