



Church Lane, Wheldrake, York Asking Price £625,000

**** STUNNING BREAKFAST KITCHEN ****

A contemporary detached house set within this ever popular village location, featuring a superb master suite, open plan living kitchen and south facing side garden.



Accommodation

Contemporary five bedroom three storey luxury detached house which has been significantly improved and updated in the recent past creating stylish living accommodation with high specification finish.

The property occupies a choice corner plot position and fronts onto Church Lane in one of the regions most sought after village locations.

The property is certain to be of interest to both young and mature families and crucially falls within the catchment area for the highly regarded Fulford Secondary School.

Internally the property is entered from the front into a reception hall with turn staircase leading to the first floor accommodation with built in understairs storage cupboard. There is an enclosed radiator, tiled flooring and coved cornices.

Located off the hall is a downstairs cloakroom having a modern w/c and wash hand basin with full height tile splashbacks and heated towel rail.

The principal reception room is a through lounge having a gas stove fire, two double radiators, coved cornices and French doors leading out onto the rear driveway beyond.

Without doubt the feature room of the property is the open plan living kitchen which has been reconfigured and comprehensively upgraded creating the ideal family environment.

The kitchen area includes a contemporary range of built in base units to three sides with Silestone worktops and inset sink unit. There is an additional range of matching high level storage and display cupboards in addition to a built in AEG electrical oven and grill. There is a separate 4-point AEG induction hob unit in addition to plumbing for an American style fridge freezer unit and built in automatic dishwasher. A side courtesy door leads out onto the garden beyond, and the kitchen benefits further from recessed ceiling downlighters, two separate double radiators and ample space for a freestanding dining table.

The kitchen also provides integral garage access.

The first floor landing services the first floor bedroom accommodation with a radiator and turn staircase leading to the second floor.

The property features a stunning master bedroom suite which includes both a workout room and dressing area with twin double wardrobes and twin single wardrobes in addition to double glazed Velux rooflights.

There is an en-suite bathroom having a low flush w/c, wash hand basin and inset panelled bath. The en-suite enjoys a separate shower cubicle with hand held and Waterfall shower attachment with display niche and tiled splashbacks. Heated towel rail, extractor fan and Velux rooflight.

A guest bedroom is also located on the first floor again enjoying a dressing area with double fronted wardrobe in addition to an en-suite bathroom having a low flush w/c, bracketed wash hand basin and inset panelled bath with hand held and Waterfall shower attachment and full height tiled and waterproof panelled splashbacks. Heated towel rail, extractor fan and recessed ceiling downlighters.

Bedroom three is currently used as working study with all three first floor bedrooms benefitting from radiators.

To the second floor are two further double bedrooms both of which have twin double fronted wardrobes, radiators and dormer windows to the front elevation.

The internal accommodation is completed by a house bathroom which has a low flush w/c, pedestal wash hand basin and inset panelled bath with wall mounted shower attachment and full height panelled and tiled surround. There is a double glazed Velux roof light, loft hatch, extractor fan and radiator.

To The Outside

The property enjoys a choice corner plot position with a gated front access and pathway which leads to the front door of the property and separates a lawned front garden with walled and fenced boundaries.

There is gated access down the side of the property which in turn opens out onto a rear driveway and hardstanding which provides off street parking for two motor vehicles.

The driveway is accessed from the rear courtyard and services the integral double garage which has twin up and over garage doors and is equipped with electric light and power. The garage also houses the gas fired central heating boiler.

The property boasts a "secret" side garden which has been expertly landscaped and manicured for outside entertaining.

The side garden is south facing in nature having two separate raised and decked patios being set across three levels with a central lawn. There are raised herbaceous side borders with fenced and walled boundaries providing privacy. There is gated access into the front garden and secondary garage access.

An early inspection of both the internal and external accommodation is strongly recommended to appreciate the true quality of the opportunity on offer.

Church Lane, Wheldrake, York, YO19 6AW



Ground Floor - (Excluding Garage)
 GROSS INTERNAL FLOOR AREA
 APPROX. 714 SQ FT / 66.37 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2001 SQ FT / 185.93 SQ M - (Excluding Garage)

First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 777 SQ FT / 72.16 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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