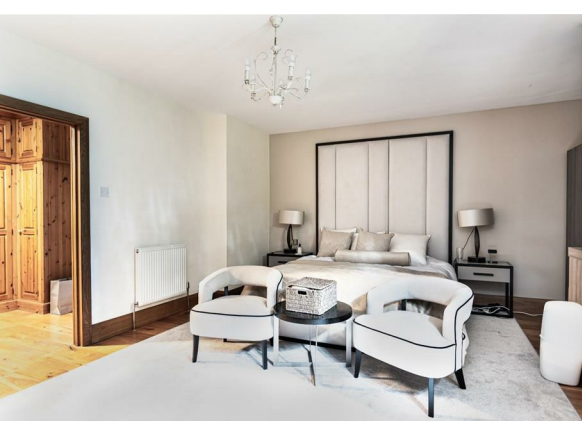


## Hagg Lane, Dunnington, York £1,500,000

A stunning, incredibly spacious family home offered for sale with no forward chain. This imposing home provides surrounding gardens, outside kitchen, triple garage and large driveway. The property boasts its own sauna, solid oak floors throughout, as well as a media system that can be run from any smartphone.



The property is accessed via secure electric gates into a large gravel driveway which leads round to a triple garage, offering ample parking for multiple cars. A solid wood front door opens into a large entrance hall with solid oak floors, central staircase leading to a galleried landing, as well as doors leading off to all the ground floor accommodation. Found immediately off the entrance hall is a triple aspect living room with solid oak floors and a feature wrought iron fireplace with stone surround which acts as the focal point of the room. Two further well proportioned reception rooms are accessed from the entrance hall, and sit to the side elevation of the house. To the rear elevation is an expansive family kitchen with a range of wall and base units, granite worktops and a rangemaster cooker with gas hob. To the rear of the kitchen is a second dining area with patio doors opening out to the rear garden. The dining area in turn opens round to a further seating area offering an ideal family space. A useful utility area sits to the side of the kitchen with downstairs shower room and back door out to the garages and garden.

To the first floor are four large double bedrooms and a house bathroom. The master suite comprises of a dual aspect double bedroom, dressing area and en-suite bathroom. The en-suite comes equipped with a walk-in waterfall shower, corner bath wash basin with storage under and low flush wc.

Bedroom two is again a well proportioned double bedroom with en-suite shower room. Bedrooms three and four are further double rooms with the house bathroom completing the first floor accommodation. The house bathroom is fully tiled and briefly comprises a free standing bath, walk-in shower, wash basin and low flush wc.

The second floor offers yet further flexible living accommodation. Currently used as an entertainment room, there is ample space for further bedroom accommodation if required. A useful wc and washbasin completes the second floor.

To the outside the property benefits from a gravel driveway, large triple garage block, as well as surrounding gardens. The gardens are mainly laid to lawn with mature beds and trees surrounding offering a wonderfully private plot. An outdoor kitchen and seating area can also be found in the rear garden. With heat lamps and removable sides this is an ideal entertaining space all year round.

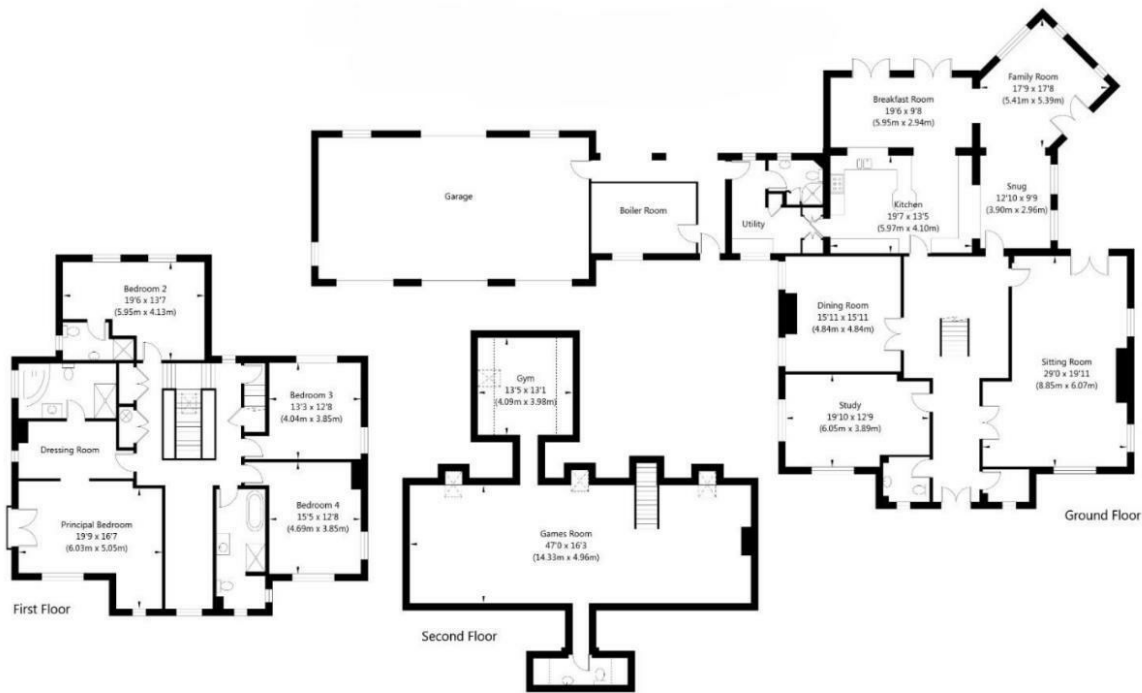
Tenure: Freehold

Services: All Mains Services Connected

Council Tax: City of York Council - Band G

EPC: 58 (D)

Viewings: Strictly via Selling Agent 01904 625533



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EST 1871

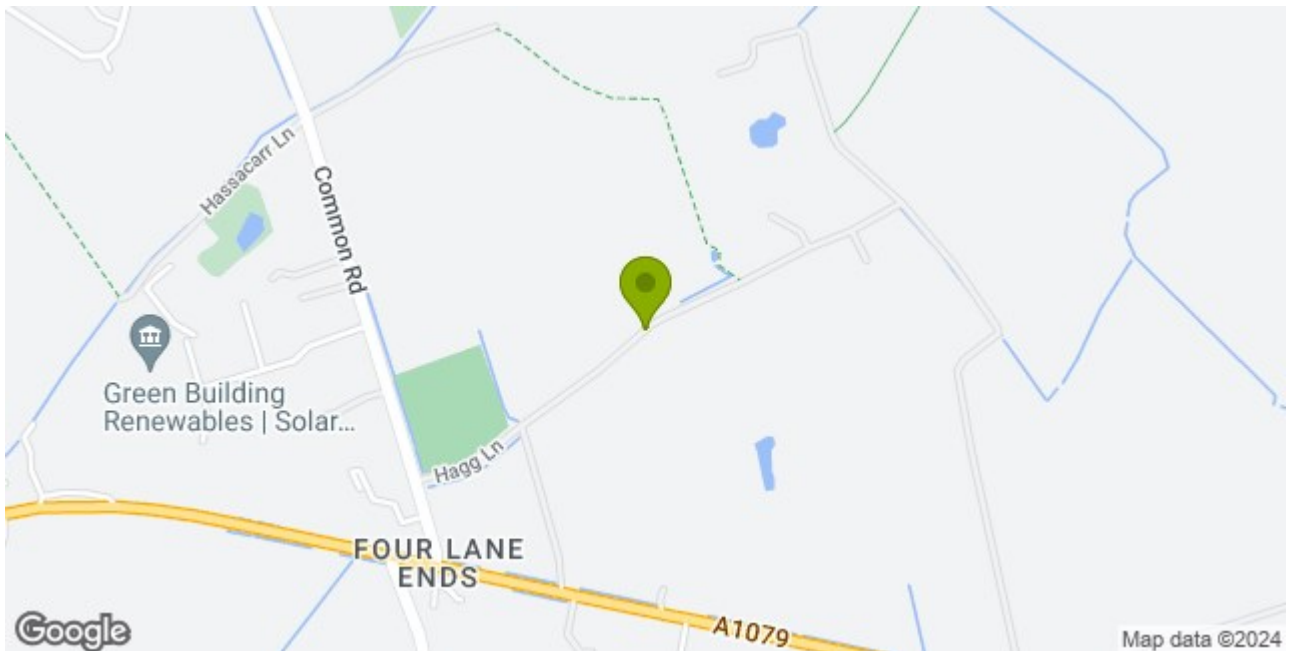
NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

Gross Internal Floor Area: Approx. 5276 SQ FT / 490.17 SQ M (Not including Garage & Boiler Room)  
Total (Including Garage & Boiler Room): Approx. 6145 SQ FT / 570.82 SQ M

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