

## Merchant Way, Copmanthorpe, York £735,000

A fabulous detached family residence located along this highly desirable street within the most sought after village of Copmanthorpe





Having undergone extensive modernisation, extension, and enhancement, this exceptional five-bedroom detached family home proudly occupies an elevated plot with beautifully landscaped split-level gardens in a charming village setting. Thoughtfully redesigned for contemporary family living, the residence spans two floors, is bathed in natural light, and features expansive open-plan areas complemented by cozy, intimate spaces.

Upon entering, the central hallway leads to two reception rooms, an open-plan kitchen, a brand new WC, and a garage. At the rear of the ground floor, the principal reception room boasts dual aspects with full-width bi-folding doors that open onto a splendid terrace, alongside a picture window overlooking the garden. This room also enjoys a striking feature wall and a wood-burning stove, ideal for the cooler winter months.

A further reception room overlooks the garden, ideal as a snug, playroom, or home office, accompanied by a newly fitted WC.

The open-plan kitchen serves as the heart of the home, intelligently designed to incorporate seating and dining areas. Its centerpiece is a central island, flowing into the kitchen which offers an array of high-gloss wall and base units with granite worktops and integrated appliances, including a NEFF oven, ceramic hob, and brand new washing machine, with space for an American-style fridge freezer. This area is flooded with light from three front-facing windows, two of which are bay-style, along with a door leading to the rear patio.

The first floor comprises five generously sized bedrooms, including a stunning recently installed house bathroom featuring a free-standing bath, walk-in shower, 'his & hers' sinks, and mood LED lighting. Each bedroom is well-proportioned, with the principal suite showcasing a magnificent master bedroom. Part of the home's extension, this room offers a walk-in wardrobe, built-in dressing table, large dual-aspect sleeping area, and a stylish en suite shower room.

Externally, the property is situated on Merchant Way, a pleasant no-through road. A resin driveway provides off-street parking in front of the double garage. The front garden has been meticulously landscaped, with a paved path leading through a timber gate to the rear. The rear garden is designed to cater to all family generations, with a lower lawned area perfect for children's play. Steps lead up to paved and decked areas that exude a Mediterranean ambiance, complemented by mature planting and borders, completing this stunning outdoor space.

The village offers an excellent range of amenities, including a post office, takeaways, convenience store, public house, and multiple regular bus services. The home is merely a stone's throw from the primary school, village green, and nearby countryside walks.



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Est. 1871

NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

Gross Internal Floor Area: Approx. 2142.74 SQ FT / 226.12 SQ M (Not including Garage)

Ground Floor Area: Approx. 1337.52 SQ FT / 124.26 SQ M

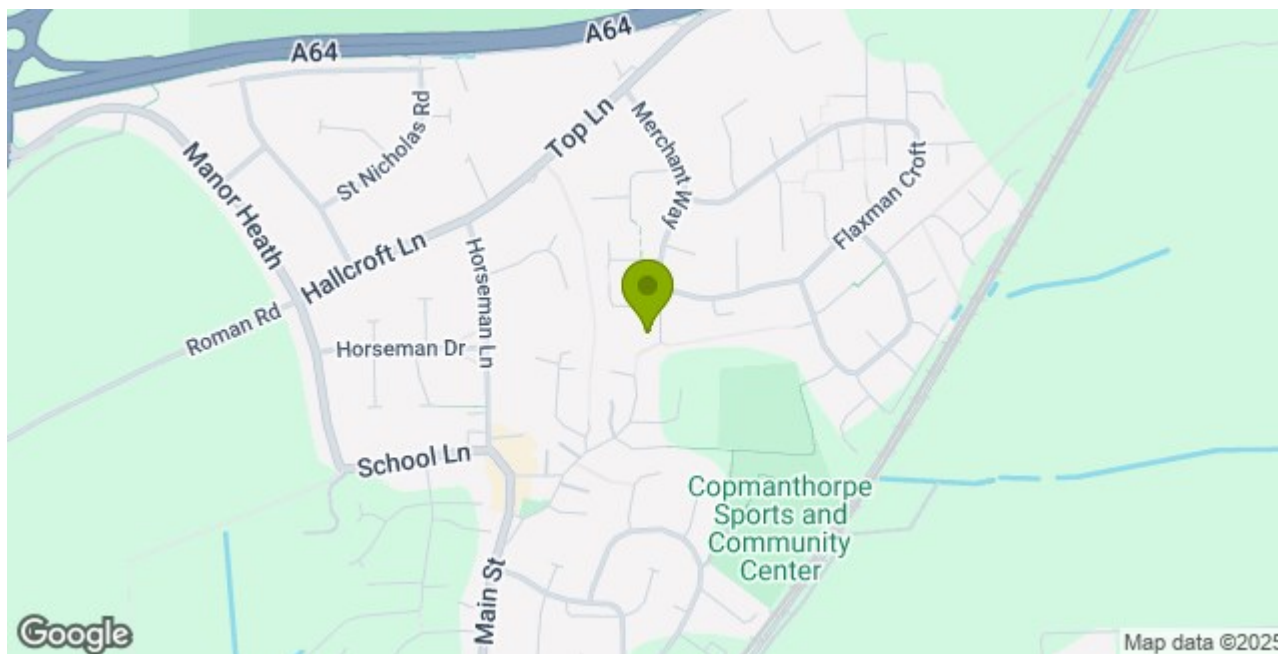
First Floor Area: Approx. 1096.41 SQ FT / 101.86 SQ M

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

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