



## Low Green, Copmanthorpe, York £595,000

A stunning contemporary home perched on the village green, offering flexible and thoughtfully designed accommodation. This modern home is offered for sale with no forward chain.





Built by our vendors in 2015, this unique home has been sympathetically designed throughout. This spacious property boasts high ceilings, large windows creating well-lit rooms, as well as zoned underfloor heating and stunning oak finishes throughout.

The property welcomes you into a light and spacious entrance hall leading to the ground floor accommodation. A staircase and Wessex home lift provide access to the main living area on the first floor.

A sun room with exposed brick walls and full height windows sits to the rear of the property and opens onto the peaceful walled courtyard. The ground floor also includes two generously-sized double bedrooms, a utility room and family bathroom.

The bathroom comprises a modern four-piece suite, consisting of a panel bath, corner shower, low flush WC, vanity unit with hand wash basin and a heated towel rail. Stone tiled floor and walls complete this room.

The ground floor also offers access into the integral garage and useful workshop.



From the first floor landing, the master bedroom with large en-suite sits at the front of the home. The bedroom is a spacious and light double room with the stylish en-suite having a low flush WC, vanity unit with hand wash basin and a large walk-in shower. A separate guest WC is also available.



At the heart of the home, is the gorgeous open plan living area and kitchen, offering a wonderful space for family and friends to enjoy. The kitchen is fitted with a range of cream wall and base fitted units with a double oven, electric hob with extractor hood over, integrated fridge freezer, integrated dishwasher, sink with mixer tap over and breakfast bar seating. The living area provides a large open space for relaxing, with ample space for a dining table and chairs, as well as sofa suites. This stunning space has high ceilings, exposed beams, and large windows overlooking the village green to the front and the walled courtyard to the rear. Completing the first floor is a walk-in store room.

The property also benefits from a Wessex home lift, which is unobtrusive and elegant in style, in keeping with the modern design of the rest of the home.

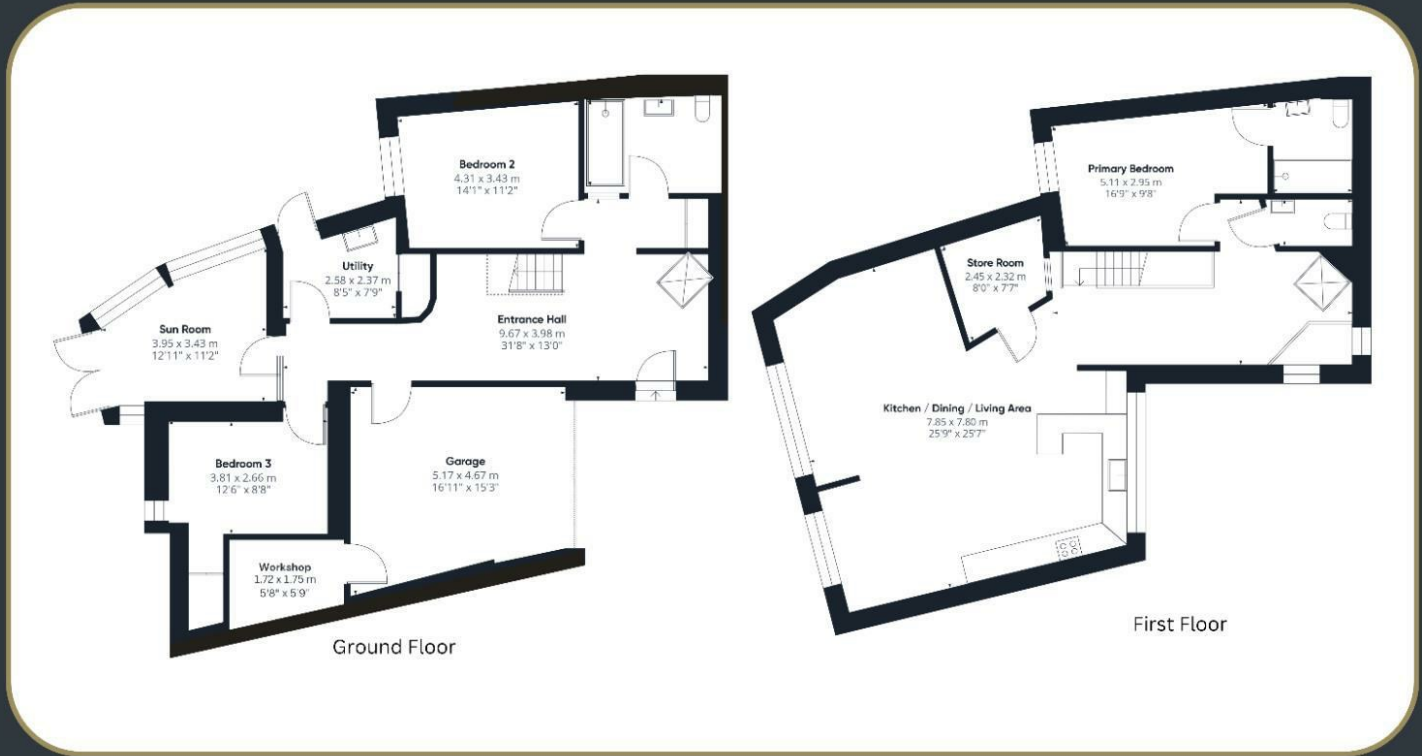
Externally, the property benefits from having a brick paved driveway to the front with space for two cars and private walled courtyard to the rear. The courtyard is also paved with bricks and provides a great sized space for outdoor dining and entertaining.



Situated in the sought after village of Copmanthorpe, which has a great community feel, plenty of local amenities and a really good village primary school. Copmanthorpe is well-located for access into York City Centre and further afield via the A64.

This home offers something really special in a completely individual and comprehensively designed three bedroom home, with impressive living areas. Sure to appeal to a range of buyers, an early viewing is highly recommended.





**S**  
EST 1871

NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

Total Gross Internal Floor Area: Approx. 1942.5 SQ FT / 180.4 SQ M  
 Ground Floor Approx. 864 SQ FT / 80.2 SQ M  
 First Floor Approx. 1082 SQ FT / 100.5 SQ M

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

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