



Wenlock Drive, Escrick, York £800,000

A substantial, detached home with over 2300 square feet of internal living space including a bespoke home office, separate study, 4/5 bedrooms (3 ensuite) and spacious, open plan living accommodation. Located in a highly sought-after village location and within the Fulford School catchment area, it is available for sale with no forward chain.



Accommodation

The property is entered via a timber door to the front elevation leading into the central hallway which benefits from useful understairs storage and a convenient WC.

The sitting room is spacious in size with a bay window to the front elevation and a feature cast iron fireplace with tiled hearth and marble mantle.

Double doors from the sitting room lead through into the wonderfully designed open-plan dining kitchen which can also be accessed from the central hallway.

The kitchen has ample storage space with both granite and oak preparation surfaces. There is a 1 1/2 Villeroy & Boch sink as well as a range of integrated appliances including Smeg 4 ring ceramic hob, AEG oven, Bosch dishwasher, washing machine and fridge. There is also a good-sized pantry cupboard. The kitchen continues to a more relaxed seating area and an oak-framed dining space with a feature vaulted ceiling, 4 remote controlled, rain-sensing, Velux windows and French doors leading out to the rear.

Accessed off the kitchen is the rear entrance porch which also has a door leading into the garage. The large utility is located through the rear entrance porch and has additional storage units with timber worktops and a built-in washing machine. There is also an access door leading out to the side elevation.

A good-sized study completes the downstairs living accommodation.

Stairs from the central hallway lead up to the first floor landing.

Bedrooms one and two are both substantial doubles with enviable field views to the rear. Each of these bedrooms have sizeable walk-in wardrobes and modern en-suite shower rooms.

Bedrooms three and four are also good sized double bedrooms with bedroom three having a further en-suite shower room.

Bedroom five is currently used as a second home office and has a fitted desk area, with cupboards, drawers and shelving.

The house bathroom has part-tiled walls and comprises a three piece suite including bathtub with showerhead, wash hand basin with mixer tap and low flush WC.

To The Outside

The property has a good-sized front garden which has been well-maintained with a combination of lawned areas and mature borders. There is a large gravel driveway leading up to the garage which has an insulated electric door and power connected. A stone flagged path leads up the side of the drive to a side entrance gate.

To the rear, the property has a substantial, enclosed garden which is predominately laid to lawn with herbaceous borders. There is also a generously sized stone flagged patio area immediately to the rear of the house which is ideal for entertaining in the warmer summer months.

Location

Escrick is a highly sought-after village positioned approximately 6 miles from York City Centre. The village has a range of amenities including a local petrol station and convenience store, restaurant, hotel and gym/spa. Additionally, the village benefits from a popular local primary school and falls within the catchment area for the highly regarded Fulford Secondary School which is located 4 miles away.

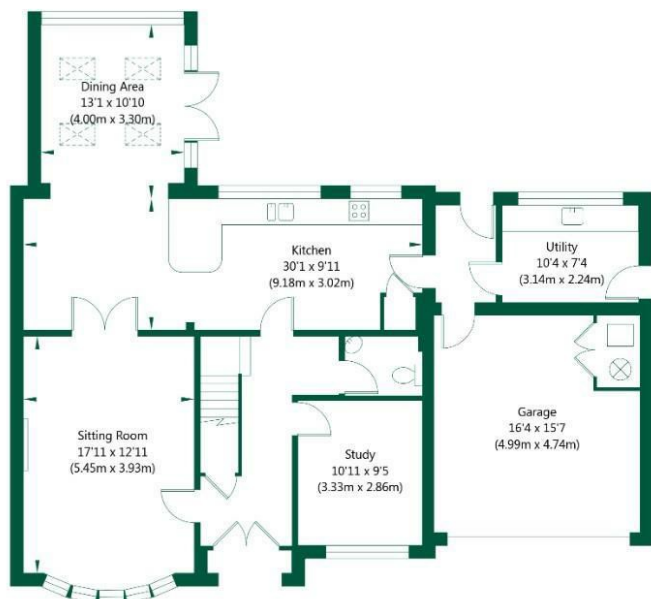
Useful Information

Services: Mains water, electric and drainage. Oil C/H with double-bunded tank which was installed in 2012. There is fibre to the street and high speed fibre to the premises is available.

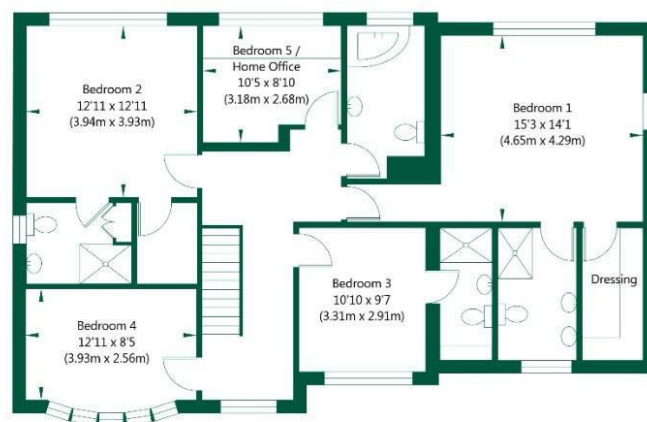
Sonos Sound System - Installed and serves bedroom one, the master ensuite and the open plan living kitchen/dining area.

Loft Space - Fully boarded and has the benefit of planning permission for roof lights to allow conversion.

Wenlock Drive, Escrick, York, YO19 6JB

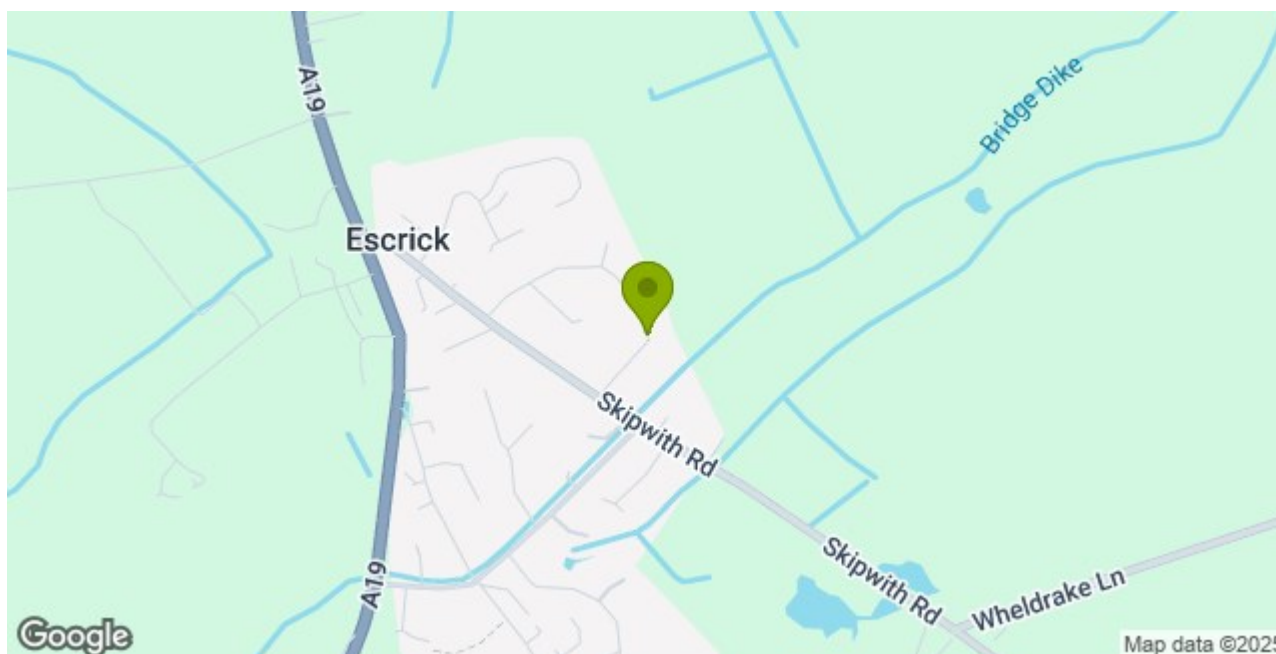


Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 1084 SQ FT / 100.69 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1238 SQ FT / 114.97 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2322 SQ FT / 215.66 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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