



Poppleton Hall Gardens, Nether Poppleton £540,000

An extended family home offering spacious and bright accommodation, which is beautifully presented throughout. Positioned in a quiet cul-de-sac in the sought after village of Nether Poppleton, the property is sure to appeal to a range of buyers.



This lovely semi-detached home offers a wonderful opportunity for a range of buyers and boasts stylish living spaces, with the benefit of having solar panels fitted, adding to the efficiency of the home.

The property is entered into a front porch and then into a welcoming entrance hall with wood-effect flooring, spacious under-the-stairs cupboard and downstairs WC. Sitting to the front of the ground floor is the open plan living room, leading through into a second family room. The living room boasts a feature log-burning stove, making this a lovely cosy room, perfect for relaxing with friends and family. French doors lead into the second reception room, which could be used as a dining room, another lounge, or playroom, with window overlooking the rear garden. Both reception rooms have large windows, flooding the rooms with natural light.

To the rear of the property sits the recently re-fitted and extended open plan kitchen diner, comprising a range of fitted wall and base units, finished with brass handles and white worksurfaces and a useful breakfast bar. High quality integrated appliances include a ceramic hob with extractor hood over, oven, sink with mixer tap over and dishwasher. A utility room offers space and plumbing for additional appliances and leads through into the integral garage.

To the first floor of the property are five flexible bedrooms and a family bathroom. The master suite sits to the front elevation of the home and has double doors flowing through into the dressing room, which could be re-purposed as another bedroom. French doors open onto a Juliet balcony which overlooks the private rear garden. There is also a stylish en-suite, which comprises a corner shower, hand wash basin and low flush WC.

Boasting two further double bedrooms, the property also has an additional single bedroom, which could alternatively be used as a study or nursery.

Completing the internal accommodation is a modern family bathroom, with neutral tiling and comprising a curved bath with shower over, hand wash basin and low flush WC.

Externally, the property sits in a prime position in a quiet cul-de-sac location and offers a brick-paved driveway to the front and a gravelled area with surrounding beds. To the rear, the property has a good-sized private garden, which is mainly laid to lawn and also has a decked area, perfect for al-fresco dining and enjoying in the warmer months.

Situated in the desirable village of Nether Poppleton, the property is perfectly located, with well-regarded schools nearby and a range of popular amenities, such as pubs, shops, cafes and a wonderful community centre. With great road access and public transport links into York City Centre and further out via the ring road, the property is well located for commuters.

This is a fantastic home and is sure to appeal to a range of buyers, therefore early viewing is recommended.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 21* Mbps download speed

EPC Rating: C

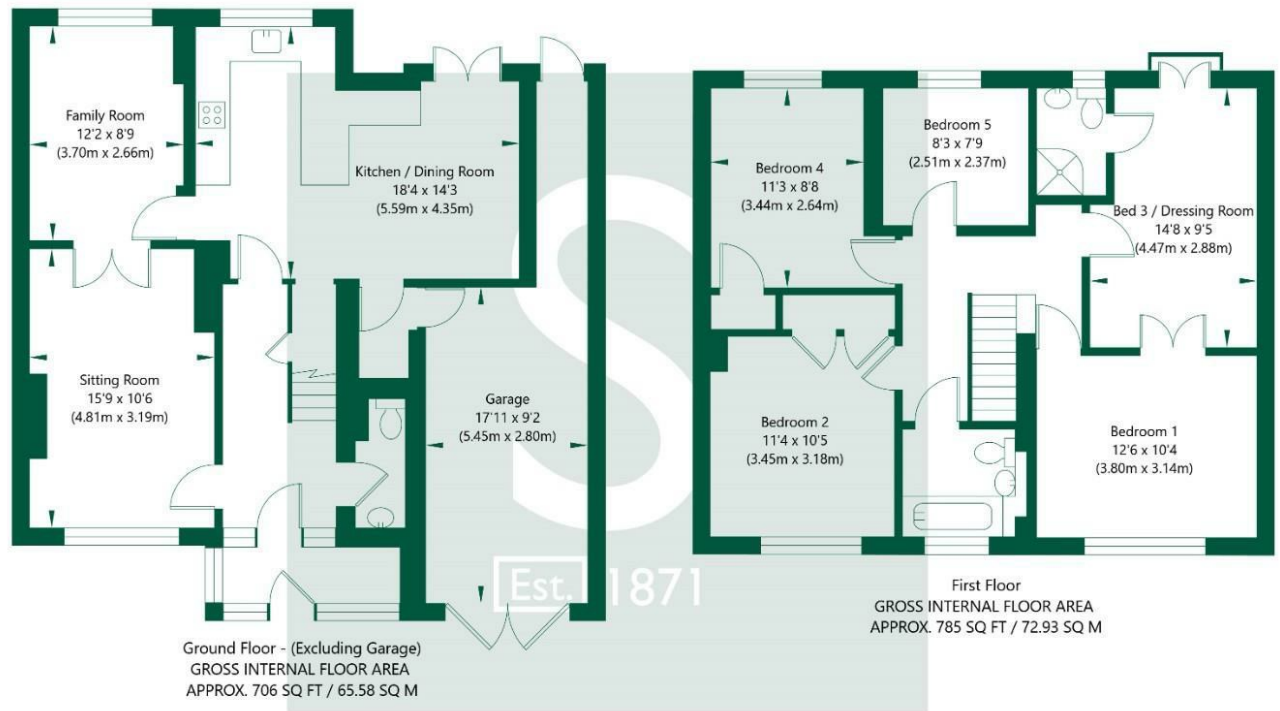
Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Poppleton Hall Gardens, Poppleton, York, YO26 6LE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1491 SQ FT / 138.51 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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