

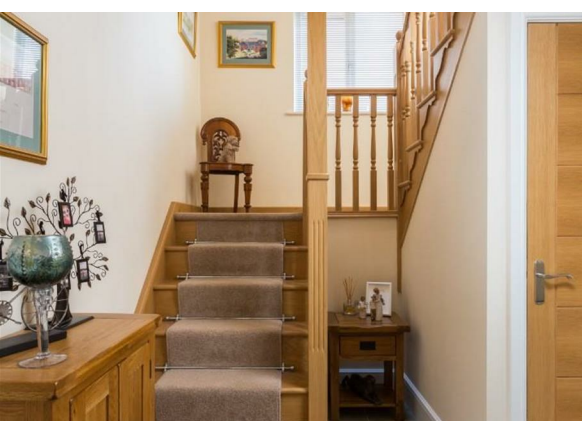


## Manor Close, Upper Poppleton, York £800,000

\*\*\*\* FEATURE LIVING KITCHEN \*\*\*\*

A stunning 5 bedroom, 3 storey detached house, offering ideal family living accommodation and featuring a stunning open plan living kitchen, master & guest suites and an integral garage.





## Accommodation

A rare opportunity to acquire this modern bespoke detached house set within the village of Poppleton, which remains one of the region's most sought-after locations. The property has been individually designed to create an outstanding family living accommodation with a finish to the highest specification.

Internally, the property is entered from the front into an entrance hall with mounted cloaks rail. The entrance hall leads into a reception hall which has a feature Oak staircase leading to the first floor accommodation. There is a built-in under stair storage cupboard and radiator. The reception hall also provides integral garage access.

There is a spacious living room located to at the front of the house which has a feature wood burning cast iron stove in addition to a television aerial point, radiator, and ceiling down lighters.

There is a downstairs shower room which has a modern W/C and wash hand basin in addition to a walk-in shower with waterfall shower attachment and full height tiled splashbacks. The shower room houses the airing cupboard with pressurised hot water cylinder and includes a heated towel rail, ceiling down lighters and extractor fan.

Without doubt the feature room of the property is the open planned breakfast kitchen located at the rear which has been significantly upgraded and improved to create an ideal family living accommodation.

The kitchen includes a bespoke range of built-in base units to three sides, Granite worktops and inset sink unit. There is an additional range of matching high level storage cupboards in addition to Granite upstands and tiled splashbacks. Included within the kitchen is a built-in Bosch combination oven in addition to a four-point induction hob unit with central extraction. There is a built-in Bosch dishwasher and plumbing for an American styled fridge freezer unit (available by separate negotiation). Bifold doors lead out onto the rear garden and there is ample space for a dining table and sofa. The kitchen features an inset wood burning fire and television aerial point. There is under flooring heating throughout the breakfast kitchen.

The first floor landing has a matching Oak staircase leading to the second floor in addition to a built-in linen cupboard, radiator and ceiling down lighters.

The master bedroom is located at the rear of the house having a separate dressing area in addition to ceiling down lighters, radiator, and loft hatch. There is an ensuite shower room with a low flush W/C, wash hand basin and inset shower unit with drying area and full height panelled splashbacks. The ensuite includes a heated towel rail, tiled flooring, and extractor fan.

The guest bedroom is located at the front of the house with uPVC framed double glazed French doors and a Juliet balcony with an open front aspect. There are three separate double fronted wardrobes in addition to a radiator and ceiling down lighters. The guest bedroom also provides an ensuite shower room having a low flush W/C, wash hand basin and inset shower unit with drying bay and waterproof panelled splashbacks. Heated towel rail, tiled flooring, and extractor fan.

Bedroom three is a further double room with radiator.

The second floor landing has a Velux roof light and gives access to the entirety of the second floor accommodation.

Bedroom four is a spacious double room with three separate wardrobes and twin double glazed Velux roof lights.

Bedroom five is a smaller, single room, currently used as a dressing area with three further double fronted wardrobes and double glazed Velux roof light. Both bedrooms include radiators.

Finally, there is a separate shower room having a low flush W/C, wash hand basin and walk-in shower unit with drying bay and waterproof splashbacks. The shower room includes a heated towel rail, shaving socket, extractor fan, tiled flooring and double glazed Velux roof light.

## To the Outside

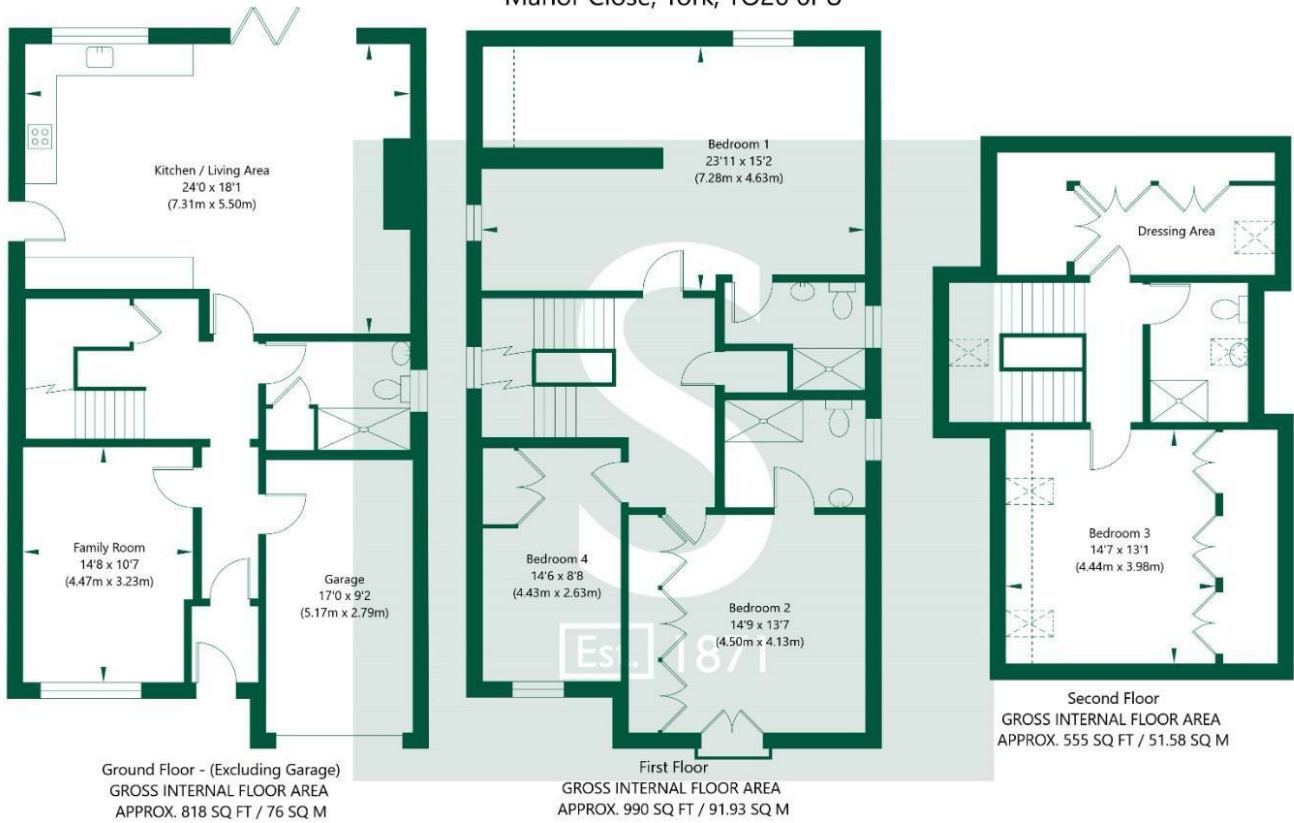
The property is accessed directly off Manor Close onto a blocked paved front driveway which provides off street parking for numerous vehicles. The driveway in turn gives access to an integral garage which has a remote activated garage door and is equipped with electric light and power. There is gated access down the side of the property through into the rear garden beyond.

Running full width across the rear elevation is a flagged patio which provides ample space for free standing garden furniture.

The property's rear garden is low maintenance in nature having a further central patio with raised artificial lawned borders.

The rear garden is fully enclosed to all sides by fenced lined boundaries and there is external lighting, and a garden shed all of which are included within the sale.

# Manor Close, York, YO26 6PU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2363 SQ FT / 219.51 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2025



## Stephensons

|                     |              |
|---------------------|--------------|
| York                | 01904 625533 |
| Knaresborough       | 01423 867700 |
| Selby               | 01757 706707 |
| Boroughbridge       | 01423 324324 |
| Easingwold          | 01347 821145 |
| York Auction Centre | 01904 489731 |
| Haxby               | 01904 809900 |

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

## Associates

N Lawrence

