



## Pheasant Drive, Dishforth Guide Price £419,995

An internal inspection is essential to appreciate the style and space on offer within this fabulous 2021 built detached village home featuring 4 double bedrooms, stylish en-suite and bathroom, and a stunning L-shaped dining kitchen with utility room.

\*\*\* 20'10" (6.35m) LONG INTEGRAL GARAGE & LAWNED GARDENS \*\*\*



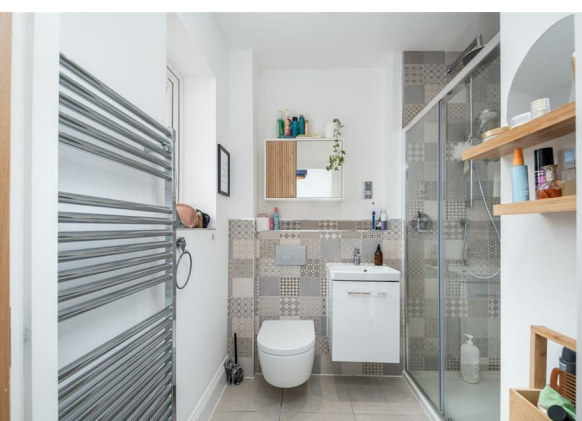
## Inside

A reception hall with cloakroom/wc leads off into a spacious 17'5" (5.30m) long living room and a stunning 26'2" (7.97m) long L-shaped dining kitchen, which was significantly upgraded by the current owners from new, to feature expansive granite worktops plus dining bar, generous base and wall storage and a range of integrated appliances (gas hob, oven, grill, microwave, wine chiller and dishwasher) complemented by bi-folding doors off the dining area and an adjoining utility room with further granite worktops and an integrated washer dryer.



An impressive 19'8" (5.99m) long landing leads off into a principal bedroom with en-suite shower room and 2 dressing areas with fitted wardrobes, 3 further double bedrooms (1 with further fitted wardrobes) and a stylish bathroom with both bath and separate walk-in shower.

Other internal features of note include gas fired radiator central heating, double glazing, personnel door into the garage off the hall and the residue of a 10 year structural warranty.



## Outside

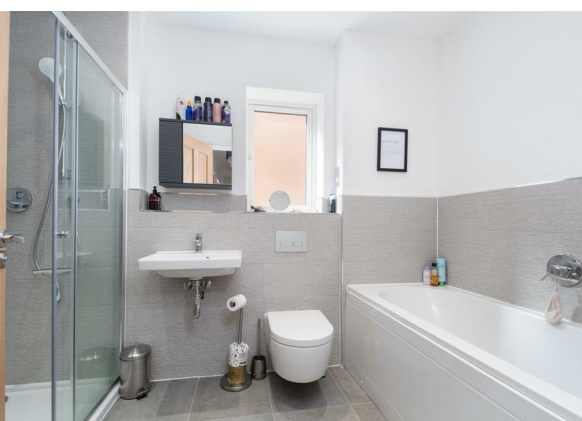
The front garden is laid to lawn and a block paved double width driveway provides parking and access into an integral single garage. The rear garden is enclosed, mainly laid to lawn and features a paved seating area.

## Energy Efficiency

The property's current energy rating is B (84).

## Services

We have been informed by the Vendor that all mains services are connected to the property.



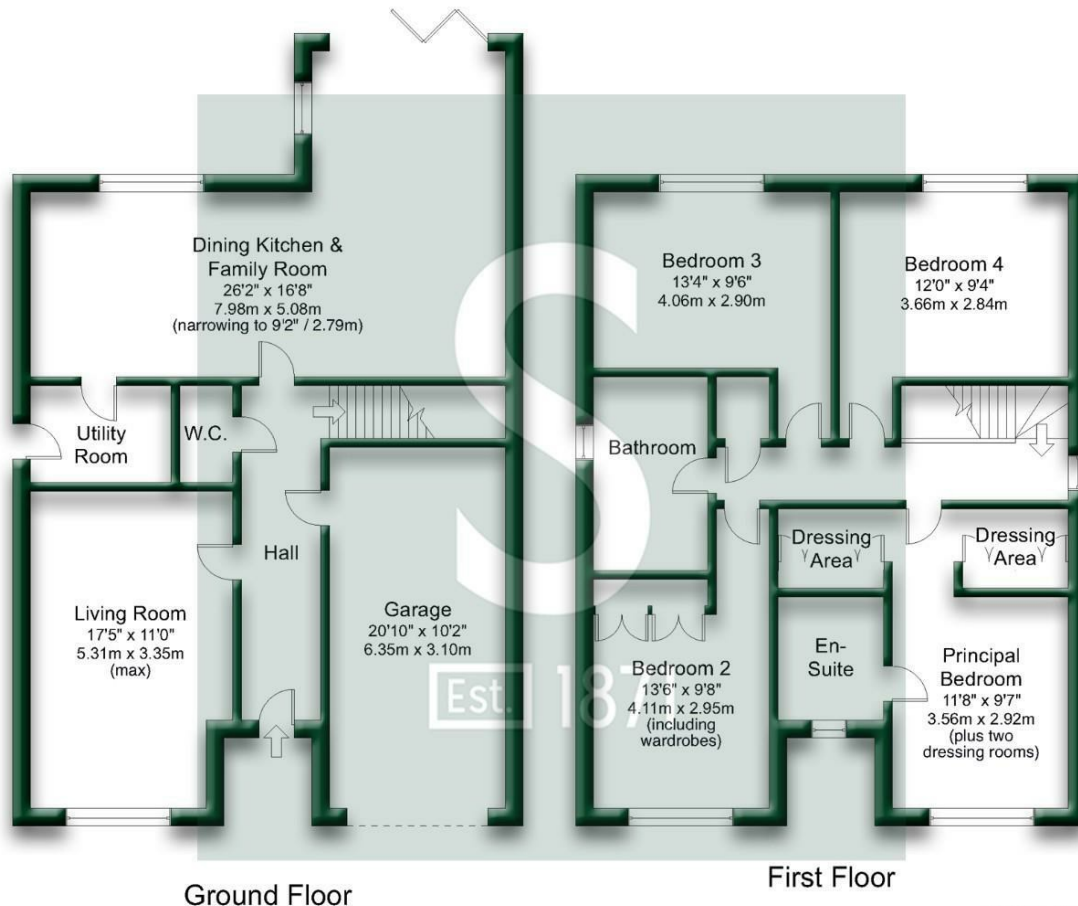
## Tenure

We have been informed by the Vendor that the property is freehold.

## Council Tax & Postcode

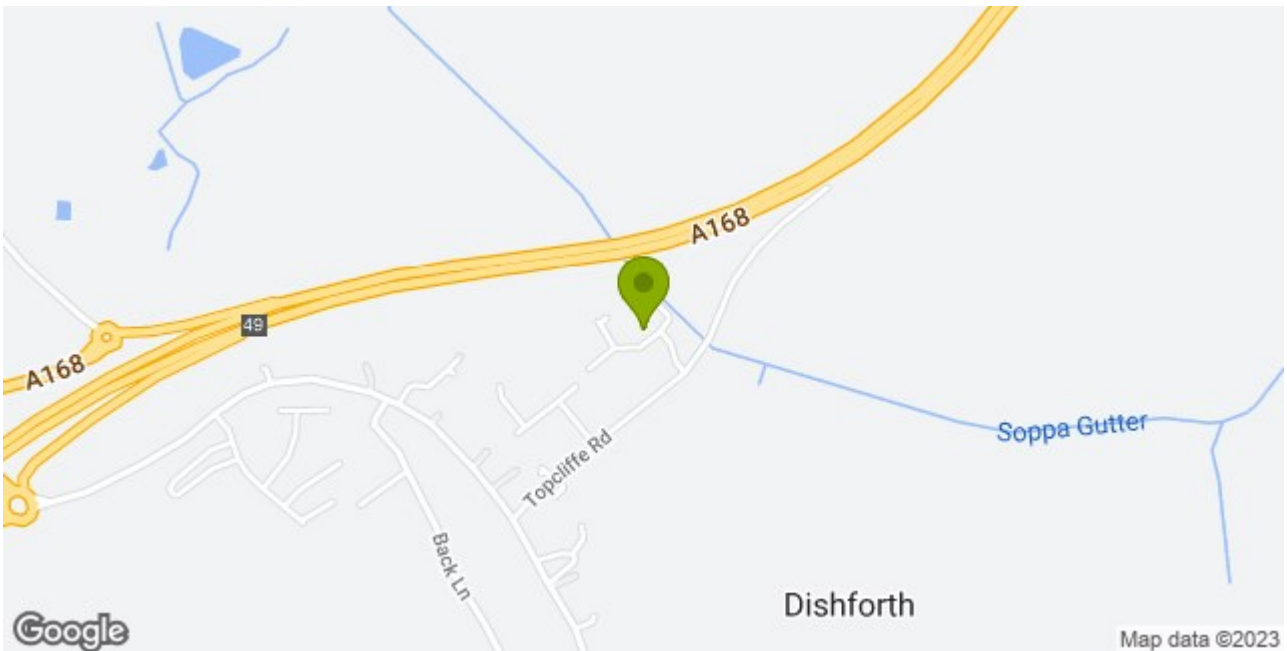
This property is within North Yorkshire Council and the tax band is E. The postcode for the property is YO7 3GE.





Gross internal floor area excluding Garage (approx.): 123.6 sq m (1,331 sq ft)

Not to Scale.  
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