

Dere Way, Boroughbridge £550,000

An extended 2021 built 5 bedroom detached family home providing over 1,750 sq ft of flexible living space that includes 2 en-suite double bedrooms, study, sitting room, snug, dining kitchen and utility room complemented by a south facing rear garden that includes a versatile gym/home office or games room.

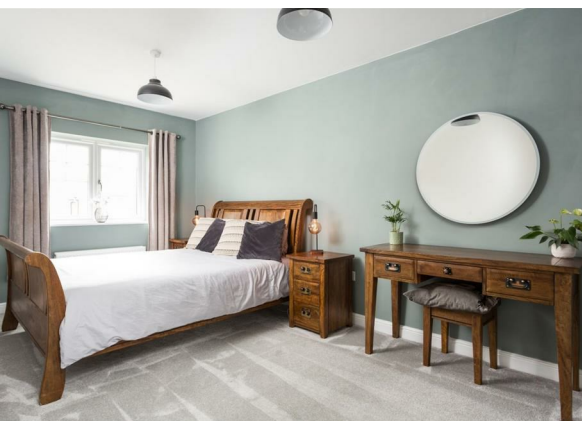
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Inside

An impressive L-shaped reception hall with engineered oak flooring leads off into a study, separate snug, large sitting room and a stylish 26'5" (8.05m) long dining kitchen with porcelain floor tiling, extensive quartz worktops, generous storage and a dining bar complemented by a range of integrated appliances (5 ring gas hob, eye-level double oven and grill, fridge, freezer and dishwasher) and bi-folding doors off the dining area allowing access out into the south facing rear garden.



Also leading off the inner hall there is a newly appointed utility room with wc and a personnel door into the integral storage garage.

The first floor landing leads off into a stunning 17'0" (5.18m) long principal bedroom with built-in wardrobes and luxurious Narnia inspired en-suite shower room, guest bedroom with en-suite shower room, 3 further bedrooms and a house bathroom.

Other internal features of note include gas fired radiator central heating and double glazing.



Outside

The front garden laid to lawn and a double width drive provides parking and access into an integral storage garage (8'10" x 7'8").

The south facing rear garden features a lawn, generous paved seating area and access into the original detached brick built single garage (19'3" x 9'7") which has been converted to create 185 sq ft of versatile lifestyle space, currently being used as a gym but ideal as a home office, games room or den.

Energy Efficiency

The property's current energy rating is B (85) and has the potential to be improved to an EPC rating of A (94).

Services

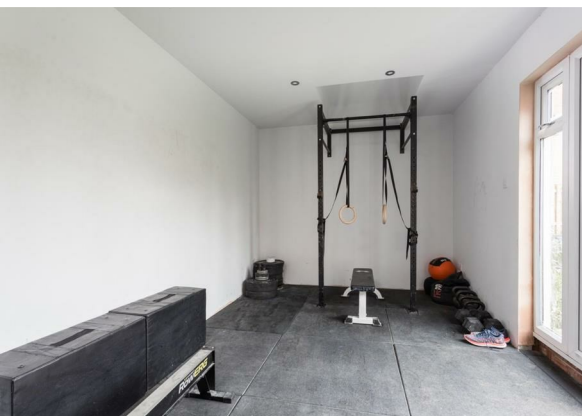
We have been informed by the Vendor that all mains services are connected to the property.

Tenure

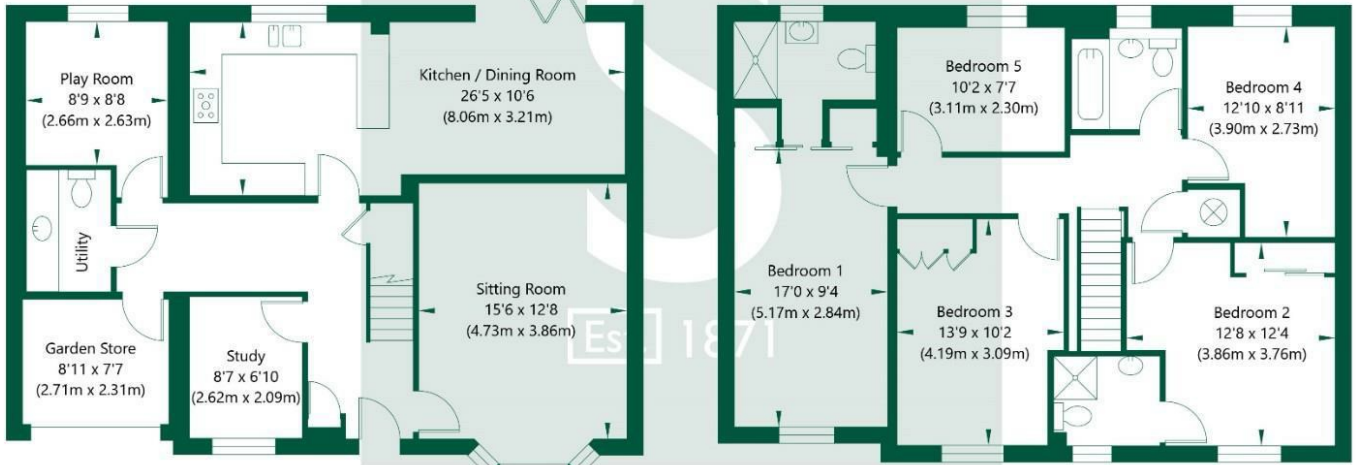
We have been informed by the Vendor that the property is freehold.

Council Tax

This property is within North Yorkshire Council and the tax band is E.



Dere Way, Aldborough Gate, Boroughbridge, York YO51 9RH



Ground Floor - (Excluding Garden Store)
GROSS INTERNAL FLOOR AREA
APPROX. 840 SQ FT / 78.08 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 918 SQ FT / 85.32 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1758 SQ FT / 163.4 SQ M - (Excluding Garden Store & Gym)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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