



Hockley Crescent, Langthorpe, Boroughbridge Asking Price £535,000

**** MASTER & GUEST BEDROOM SUITES ****

An immaculately maintained and skilfully designed detached house which offers substantial four bedroom family living accommodation in this much sought after and highly regarded development.

The property retains part of its ten year new home warranty and features a stunning open plan breakfast kitchen, ensuite master and guest bedrooms, and a double garage.



Accommodation

Internally the property is entered via a double glazed front door into a spacious reception hall with a radiator and ceiling downlighters, and a staircase leading to the first floor accommodation.

The property features a spacious front living room having a bay window to the front elevation with a contemporary radiator and window shutters. There is a television aerial point and cushioned Amtico wood flooring.

Without doubt the feature room of the property is the contemporary open plan breakfast kitchen having a stylish range of built-in base units to three sides with rounded edge worktops and inset polycarbonate sink unit. There is a range of matching high level storage cupboards in addition to a built-in Zanussi electric oven and grill. The kitchen features a separate four point AEG induction hob unit with a brushed stainless steel extractor canopy, integrated dishwasher, wine fridge and fridge freezer. uPVC framed double glazed French doors lead out onto the rear garden beyond and there are twin contemporary radiators and ceiling downlighters.

Double doors lead from the kitchen through into a snug/television room, again with window shutters and a television aerial point.

Also located in the kitchen is a separate utility room having an additional range of high and low level storage cupboards with worktops, contemporary radiator and integral garage access. A double glazed side entrance door gives access out onto the garden beyond.

The ground floor accommodation is completed by a cloakroom having a contemporary low flush WC, wash hand basin and heated towel rail. There is an extractor fan, tiled splashbacks and ceiling downlighters.

To the first floor are four generous double bedrooms, the master of which is located at the rear of the house, having a walk-in dressing area with matching double fronted wardrobes. The bedroom includes ceiling downlighters, a television aerial point and radiator. There is an ensuite shower room having a low flush WC, wash hand basin and walk-in shower cubicle with a full height tiled surround. The ensuite also includes ceiling downlighters, an extractor fan and heated towel rail.

There is a guest bedroom suite with a triple fronted wardrobe and radiator, in addition to an ensuite shower room with a low flush WC, wash hand basin and walk-in shower cubicle with tiled splashbacks. The guest ensuite also has a heated towel rail, extractor fan and ceiling downlighters.

Bedrooms three and four are set up as working studies which are double rooms with built-in wardrobes and radiators.

The first floor landing houses the pressurised hot water cylinder and electric immersion heater in addition to the loft hatch.

Finally there is a house bathroom having a low flush WC, wash hand basin and inset panelled bath with a half height tiled surround. The bathroom also includes a separate shower cubicle with tiled splashbacks. There is a heated towel rail, ceiling downlighters and extractor fan.



To The Outside

The property is accessed directly off Hockley Crescent onto a block paved front driveway which provides off-street parking for up to three vehicles. The driveway in turn accesses the integral double garage which has an up and over garage door and is equipped with electric, light and power.

The property boasts a delightful front garden being rectangular in nature, having an artificial central lawn with a surrounding slate chipped path and raised herbaceous front and side borders.

A lockable garden gate gives access down the side of the property through into the rear garden beyond.

One of the main features of the property is well maintained and improved rear garden which creates the ideal family environment. There is a raised and decked patio adjoining the rear elevation with a flagged patio and pergola beyond, both of which provide ample space for garden furniture and ideal for outside entertaining.

There is a central lawn with raised herbaceous side and rear borders in addition to surrounding fenced boundaries. An outside water tap is located off the rear elevation and 'Pod point' car charger is positioned off the side garage elevation.

The property benefits from gas fired central heating throughout and an early inspection is strongly recommended to appreciate the quality of the accommodation on offer.

Energy Efficiency

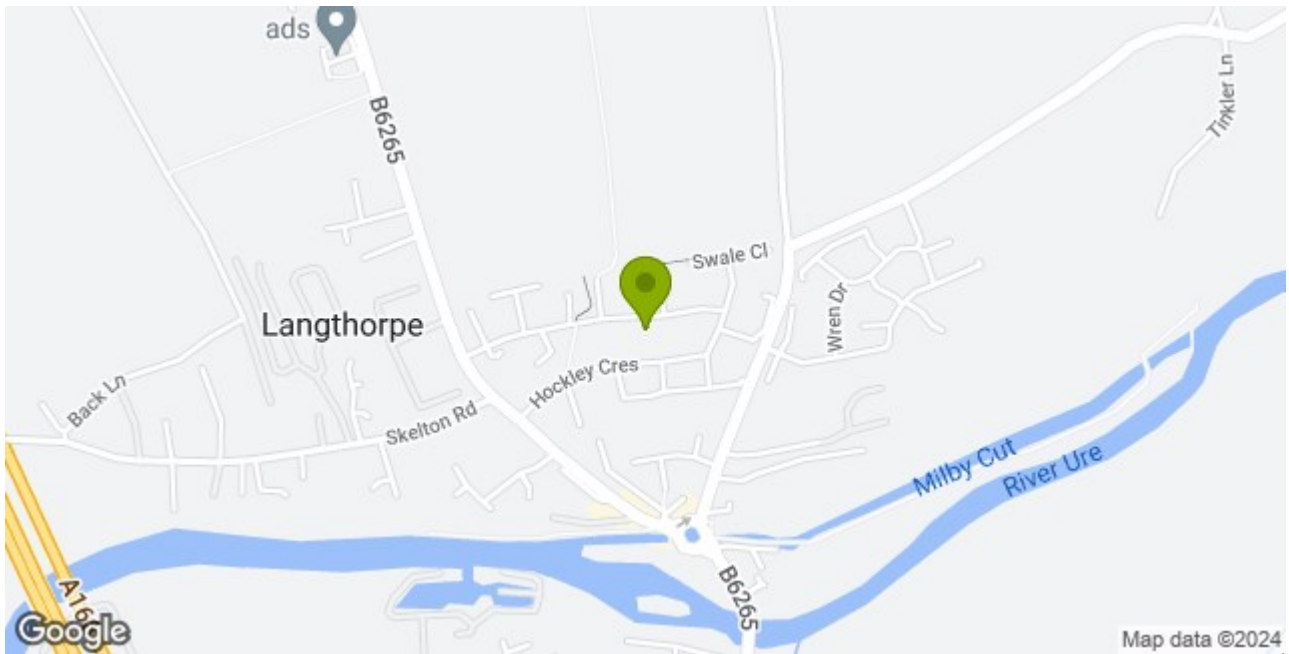
The property's current energy rating is B (85) and has the potential to be improved to an EPC rating of A (94).



Hockley Crescent , Langthorpe, York, YO51 9FN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1565 SQ FT / 145.38 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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