



## Oak Close, Boroughbridge Guide Price £475,000

\*\*\*\* LARGE & PRIVATE REAR GARDEN \*\*\*\*

A modern and well presented detached house featuring a superb open plan breakfast kitchen, master bedroom suite and delightful lawned rear garden with garage.



### Accommodation

An executive style detached house set within this most desirable cul-de-sac, offering four bedroom living accommodation set across two floors creating the ideal family environment.

Internally the property is entered via a composite front door into a reception hall with staircase leading to the first floor accommodation. The hall includes a radiator and built-in storage cupboard.

Positioned under the stairs is a downstairs cloakroom having a low flush WC and wash hand basin with tiled splash backs.

The principal reception room is a spacious lounge located at the front of the house, having a bay window with uPVC framed double glazed casements. The lounge includes twin radiators and a television aerial point.

Without doubt the feature room of the property is the modern open plan breakfast kitchen having a stylish range of built-in base units with worktops and an inset stainless steel sink unit. There is an additional range of matching high level storage cupboards in addition to a built-in Indesit electric oven and grill with a four point gas hob unit and brushed stainless steel extractor canopy. The kitchen has a built-in fridge and freezer unit, as well as an integrated dishwasher and provides ample space for a freestanding breakfast table. French doors lead out onto the rear garden beyond, and the kitchen includes contemporary tiled flooring, double radiator and ceiling down lighters.

There is a separate utility room with matching kitchen units, fitted worktop and sink unit. The utility room houses the Ideal gas fired central heating boiler and provides plumbing for a washing machine. It has tiled flooring, a radiator and a double glazed side entrance door.

The ground floor accommodation is completed by a separate study/snug which also has a television aerial point and radiator.

The first floor landing houses the hot water cylinder and the electric immersion heater. There is a loft hatch and radiator.

The master bedroom is located at the front of the property and features an ensuite shower room having a low flush WC, wash hand basin and walk-in shower cubicle with full height tiled splashbacks. There is an extractor fan, ceiling downlighters and heated towel rail.

There are three further generous bedrooms and all four bedrooms includes radiators and uPVC framed double glazed casement windows.

Finally there is a house bathroom with a low flush WC, wash hand basin and inset bath with a half height tiled surround. The bathroom has a heated towel rail, extractor fan and ceiling downlighters.

### To The Outside

The property is accessed directly off Oak Close onto a substantial front and side driveway which provides off-street parking for numerous vehicles and which in turn gives access to the detached single garage which is of brick and tiled construction with an up and over garage door, electric light and power.

A flagged pathway to the front elevation steps out onto a front garden beyond which is extensively laid to lawn with a hedged front border. A lockable garden gate leads through into the rear garden beyond.

The property features an outstanding rear garden which is both substantial in size, private and fully enclosed by fenced and walled boundaries, ideal for children, grandchildren and pets.

Running full width across the rear elevation is a flagged patio providing ample space for garden furniture. The garden is extensively laid to lawn with raised herbaceous side and rear borders. There is outside lighting and water to the rear elevation and a timber built garden shed is included within the sale.

The property retains a large part of its original ten year New Home warranty and has gas fired central heating throughout.

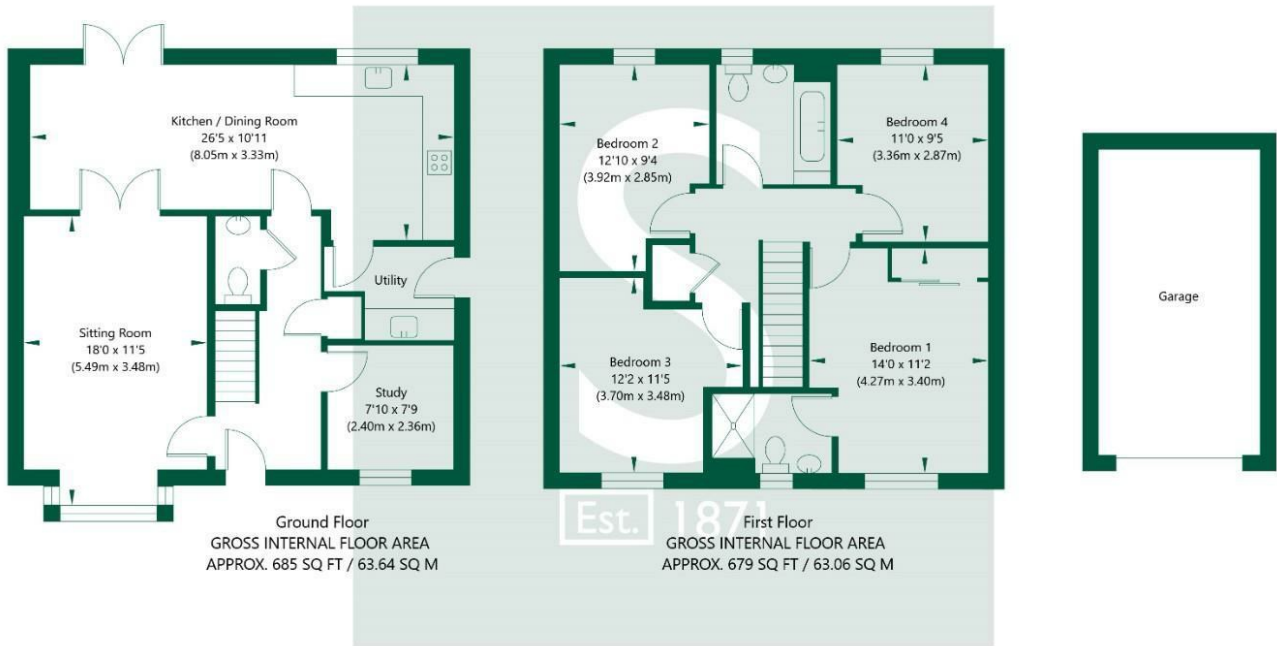
An early inspection is strongly recommended to appreciate the quality of the accommodation on offer.

### Energy Efficiency

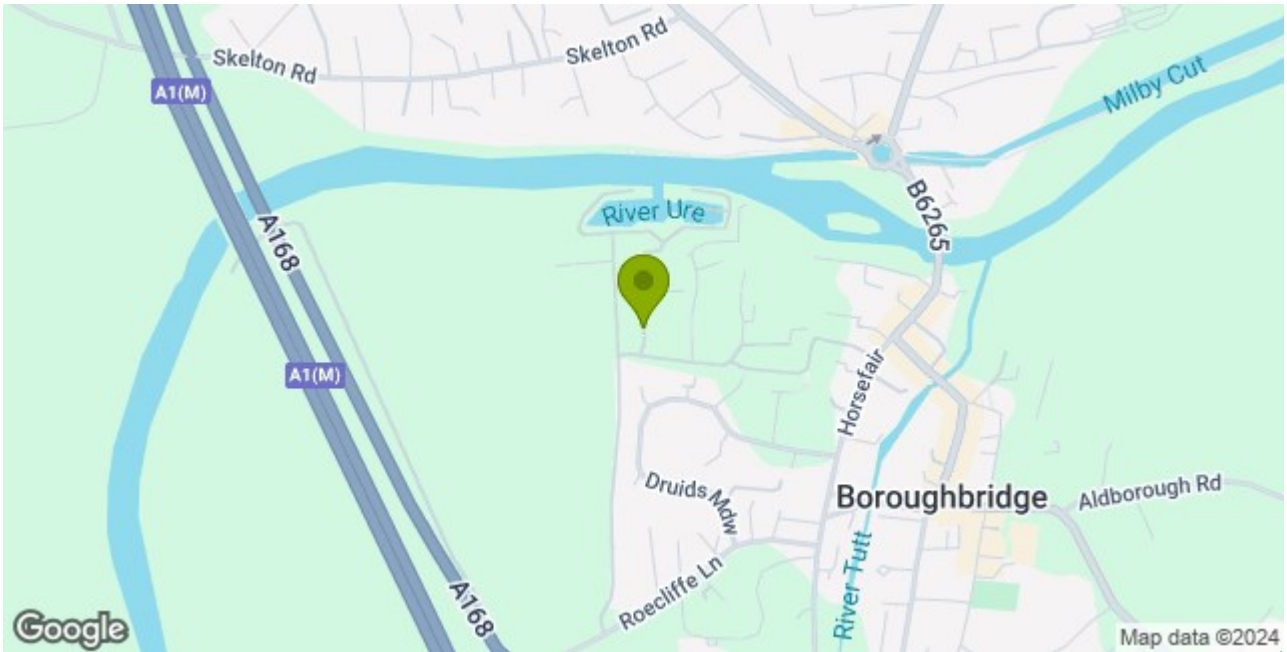
The property's current energy rating is B (85) and has the potential to be improved to an EPC rating of A (94).



Oak Close, Boroughbridge, York, YO51 9FZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1364 SQ FT / 126.7 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Associates**

N Lawrence

