

Throstle Close, Langthorpe, Boroughbridge Guide Price £425,000

*** STUNNING DINING KITCHEN ***

A stylish 4 bedroom detached property, set on a corner plot position on this highly regarded development built by Berkeley DeVeer in 2021. The home features a variety of upgrades which provide an impressive dining/kitchen space, a tasteful sitting room and includes an integral single garage.



Accommodation

The property is entered via a composite door into a generous reception hall with single radiator and laminate wooden flooring, which extends throughout the down stairs accommodation. The reception provides access to a lounge, dining kitchen, cloakroom/wc and garage, a quarter turn staircase leads up to the first floor accommodation. The cloakroom/wc features a low flush wc, a standing wash hand basin, and fitted ceiling down lighters.

Located at the front of the property is the tasteful sitting room with a uPVC double glazed bay window, which features a fitted decorative chimney breast with wooden beam. This room also includes a radiator and television aerial point.



The feature room of the property is the upgraded kitchen/dining room with uPVC double glazed bi-fold doors out to the garden beyond. The integrated kitchen includes a range of matching high and low level soft close storage cupboards, quartz worktops with fitted sink and drainer unit, a breakfast bar overhang, and includes an integrated oven, fridge/freezer, induction hob, stainless steel extractor canopy, and a dishwasher. The dining area has an element of charm which comes from the 3/4 height paneled feature wall, and runs the full length of the space. Leading off the kitchen dining room is a deep utility area with space for a washer/dryer.

The spacious first floor landing leads to the principal bedroom which is located at the rear of the property and features fitted wardrobes, an en-suite with herringbone style vinyl flooring, and includes a low flush wc, and a wall mounted wash hand basin, a glass partition door encloses the rain shower which has a handheld attachment, and is surrounded by ceramic tiled splash backs. Bedroom 3 is also located to the rear and includes uPVC double glazed windows and a single radiator.



Bedroom 2 is located at the front of the property and offers a generous amount of space, and includes double glazed uPVC windows and a single radiator. Also to the front is Bedroom 4, which can either be used as a bedroom or a study, this room includes a single radiator and uPVC double glazed windows.

The house bathroom which is accessed from the landing includes a low flush wc, a standing wash hand basin, a shower over bath with full height ceramic tiled splash backs and a Crittall style glass shower screen.

To The Outside

To the front of the property there is a brick paved driveway offering parking for 2 cars which leads up to the integral single garage, and adjacent to this is an area of lawn which wraps around the side of the property. To the left side of the property is a stone flagged path leading to the rear garden, and extending around the rear of the property to the patio.

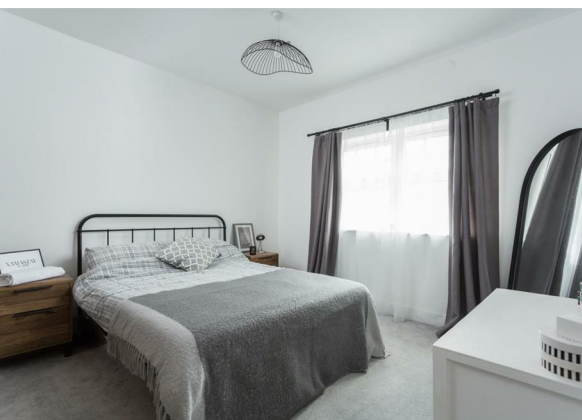
The rear garden is enclosed with timber fencing to two sides and a brick wall to another, the garden is predominantly laid to lawn and includes a flower bed in the rear corner.

The integral single garage has an up and over door and can be accessed via an internal entrance door from the reception hall, or from the uPVC access door to the rear of the property. The garage provides power and light and internet access.

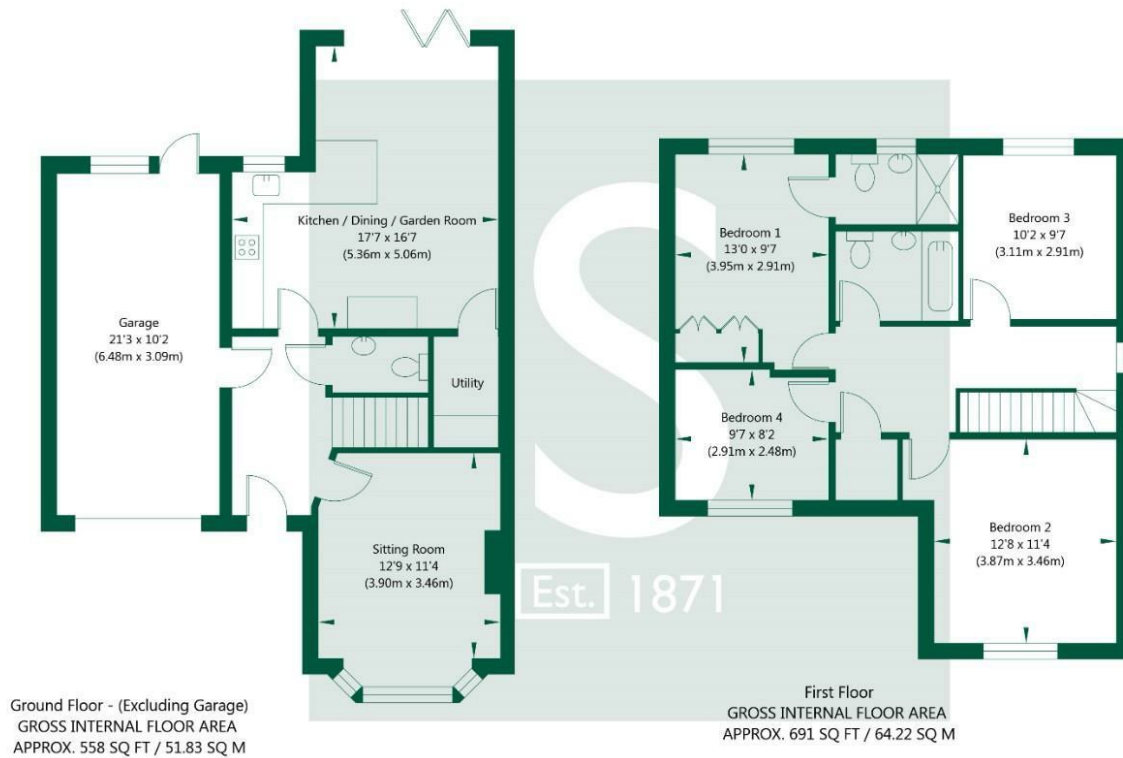
An early inspection is strongly recommended to appreciate the quality of the accommodation on offer.

Energy Efficiency

The property's current energy rating is B (83) and has the potential to be improved to an EPC rating of 92 (A).



Throstle Close, Langthorpe, Boroughbridge, York, YO51 9PN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1249 SQ FT / 116.05 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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