



Newby Court, Boroughbridge Guide Price £390,000

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

An immaculately presented modern detached house occupying a prominent position within this sought after development, and featuring a breakfast kitchen, 4 double bedrooms and a detached single garage.



Accommodation

An ideal opportunity for young and mature families to acquire this four bedroom, three storey, modern detached house which has been immaculately maintained and is being offered for sale with no onward chain.

Internally, the property is entered through a double glazed front door into a spacious reception hall having a turn staircase leading to the first floor accommodation with built-in under stairs storage cupboard. The hall features modern tiled flooring and radiator.

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

The feature room of the property is the open plan breakfast kitchen having a stylish range of built-in base units to three sides with fitted worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards. Included is a built-in Zanussi electric oven with four point gas hob unit and brushed stainless steel extractor canopy. The kitchen includes a built-in fridge and freezer unit in addition to an integrated Zanussi washer dryer and dishwasher. The kitchen provides ample space for a free standing breakfast table and there is a built-in pantry cupboard. uPVC framed double glazed French doors lead out onto the rear gardens beyond. In addition, there is a double radiator, modern tiled flooring, and recessed ceiling down lighters.

Crucially, the property has a downstairs cloakroom with a low flush W/C and bracketed wash hand basin with half height tiled splashbacks, extractor fan and radiator.

The first floor landing has a staircase leading to the second floor in addition to a built-in airing cupboard which houses the pressurised hot water cylinder.

There is an ensuite guest bedroom to the front of the property and a shower room which comprises a low flush W/C, pedestal wash hand basin and walk-in shower cubicle with full height tiled splashbacks. The bedroom and the ensuite benefit from radiators.

Bedroom three is a further spacious double bedroom located at the rear with bedroom four being a further double room and currently used as a working study. Both bedrooms three and four have radiators.

The house bathroom is posited on the first floor and has a contemporary three-piece suite comprising a low flush W/C, pedestal wash hand basin and inset panelled bath. There is a separate walk-in shower cubicle with full height tiled splashbacks. The bathroom includes an extractor fan, radiator, and recessed ceiling down lighters.

The second floor landing accesses the master bedroom suite and benefits from a radiator and, very useful additional storage cupboard.

The master bedroom has been thoughtfully designed to include a dressing area with twin triple fronted wardrobes. There is a Dorma window to the front elevation with double glazed Velux roof light to the rear and both the bedroom and dressing area benefit from radiators.

Finally, there is an ensuite shower room which has a low flush W/C, pedestal wash hand basin and walk-in double fronted shower cubicle with full height tiled splashbacks. The ensuite also has a double glazed Velux roof light, extractor fan, tiled flooring and radiator.

To The Outside

The property occupies a prominent position with vehicular access directly off Newby Court onto a block paved front driveway which provides off street parking for multiple vehicles. The driveway in turn gives access to a detached garage being of brick and tile construction with up and over garage door, with light and power.

Directly to the front of the property is a covered storm porch with wood chip front lawn and flagged entrance pathway. A lockable garden gate gives access from the driveway through into the rear garden.

Running full width across the rear elevation is a raised and decked patio providing ample space for garden furniture. The rear garden is rectangular in nature being centrally laid to lawn and featuring a raised rear herbaceous bed.

To the rear of the garage is a further decked patio with pergola and the rear garden is fully enclosed to all sides by fenced boundaries. Outside water and electricity are both available.

The property benefits from its ten year new home warranty and has double glazing and gas fired central heating throughout.

An early inspection is strongly recommended.

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).

Additional Information

Tenure: Freehold

The estate charge is £136 annually

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

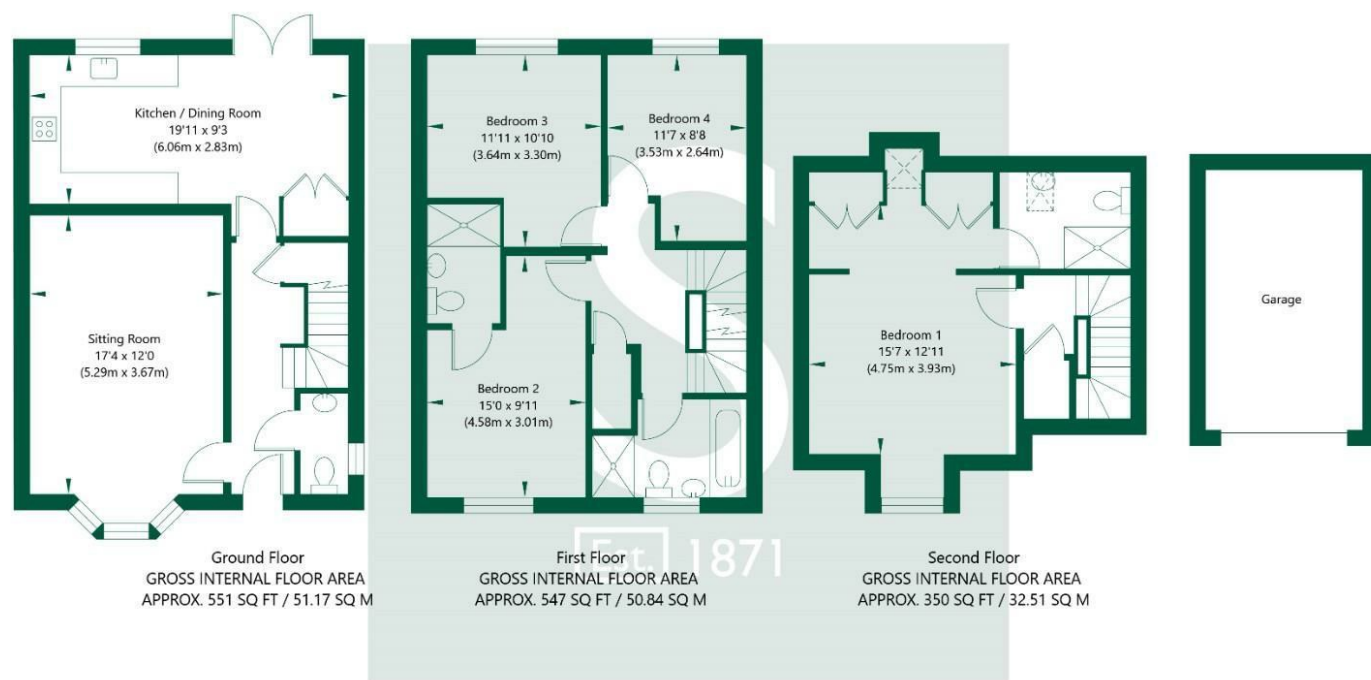
Broadband Coverage: Up to 1600* Mbps download speed

Council Tax: E - North Yorkshire Council

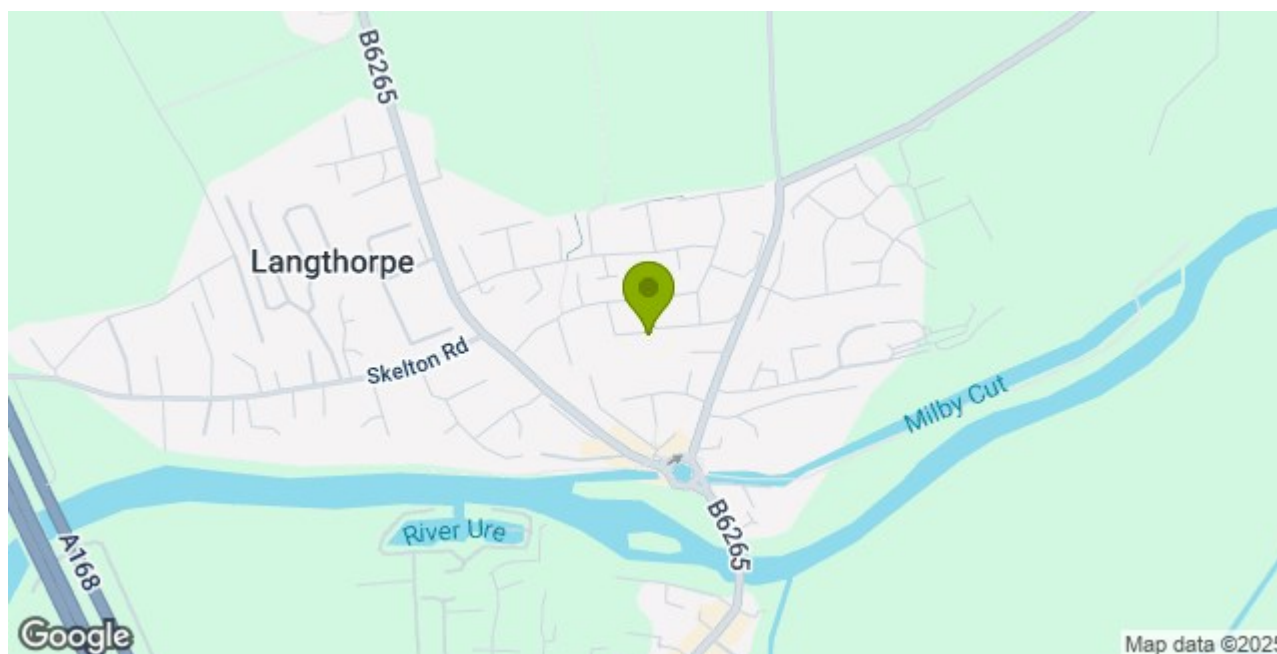
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

Newby Court , Boroughbridge, York, YO51 9FU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1448 SQ FT / 134.52 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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