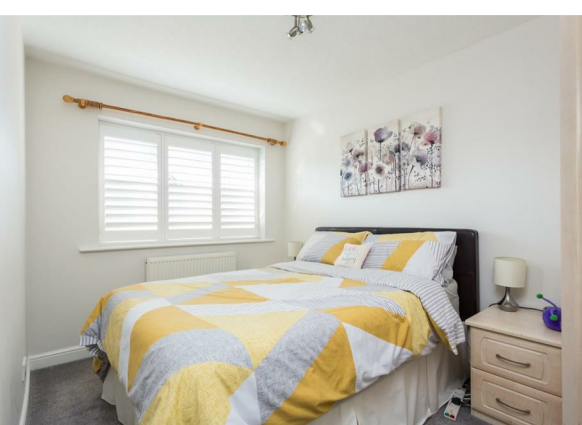


Fothergill Way, Boroughbridge Asking Price £450,000

**** MODERN OPEN PLAN BREAKFAST KITCHEN ****

A comprehensively improved detached house occupying a choice corner position with superb rear garden, and featuring a stunning open plan breakfast kitchen and master bedroom suite.



Accommodation

An ideal opportunity for young and mature families to acquire this significantly improved and well presented modern detached house, occupying a choice corner position and featuring an outstanding lawned rear garden.

Internally, the property is entered at the front via a double glazed front door into a spacious reception hall with staircase leading to the first floor, having built-in under stairs storage cupboard.

The property's principal reception room is a spacious lounge located at the front of the house, featuring a living flame coal effect gas fire set on a marble hearth. The lounge also includes a television aerial point, radiator, and fitted bespoke shutters.

Double doors lead through into the open plan breakfast kitchen, which is without doubt the feature room of the property. The kitchen has a modern range of built-in base units to three sides with quartz worktops and an inset polycarbonate sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen includes double ovens with integral microwave oven, separate gas hob and brushed stainless steel extractor canopy. There is an integrated dishwasher, as well as fridge and freezer units.

The kitchen provides ample space for a freestanding dining table and includes a television aerial point, radiator, and French doors which lead out onto the rear gardens.

Beyond the kitchen is a modern conservatory being of brick and uPVC construction with surrounding casement windows and French doors leading out onto the rear gardens. The conservatory also includes a radiator.

There is a downstairs family room with fitted bespoke shutters, converted from the garage, which could easily be used as a working study. There is integral garage access.

The downstairs accommodation is completed by a cloakroom having a low flush WC and wash hand basin.

To the first floor are four good sized bedrooms. The master bedroom which is located at the front of the house, having an L-shaped bank of built-in wardrobes, in addition to an ensuite shower room which has a low flush WC, wash hand basin and walk-in corner shower cubicle. Both master bedroom and en-suite include fitted bespoke shutters.

Bedroom two is also located at the front and has a corner wardrobe, and fitted bespoke shutters. Both bedrooms three and four are located at the rear, with bedroom 4 also including a double fronted wardrobe.

All four bedrooms benefit from radiators and uPVC framed double glazed casement windows.

Finally there is a house bathroom which includes a low flush WC, wash hand basin set in a vanity surround, and a double fronted shower cubicle with full height splashbacks.

To The Outside

The property is accessed directly off Fothergill Way onto a substantial front driveway which provides off-street parking for numerous vehicles, which in turn accesses the detached single garage. The garage includes an 'up and over' garage door and is equipped with both power & light.

A flagged pathway leads to the front door of the property and adjoins a rectangular lawned front garden.

One of the appealing features of the property is the outstanding rear garden which stretches to approximately 30 metres in length and creates the ideal family environment.

Adjoining the rear elevation is a raised and decked patio which steps out onto the garden and provides ample space for freestanding garden furniture.

The rear garden is almost entirely laid to lawn with surrounding fenced and hedged boundaries. A timber built garden shed is included within the sale.

The property benefits from gas fired central heating as well as uPVC framed double glazing throughout. An early inspection is strongly recommended.

Energy Efficiency

The property's current energy rating is C (69) and has the potential to be improved to an EPC rating of C (78).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

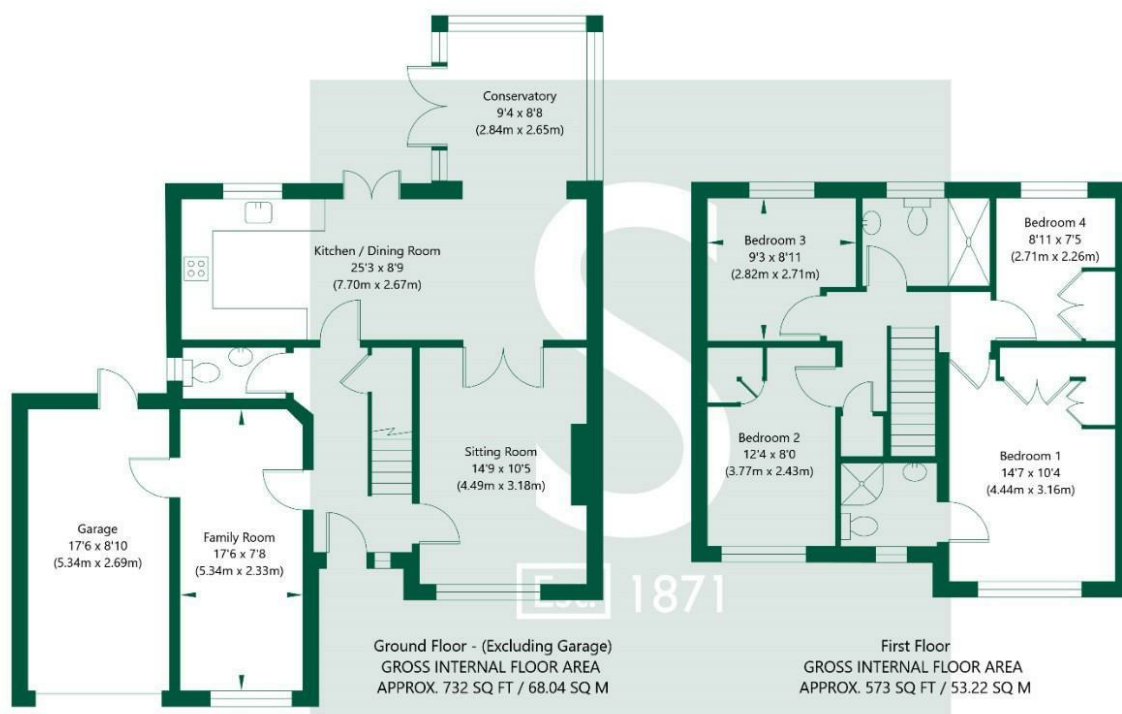
Broadband Coverage: Up to 76* Mbps download speed

Council Tax: E - North Yorkshire Council

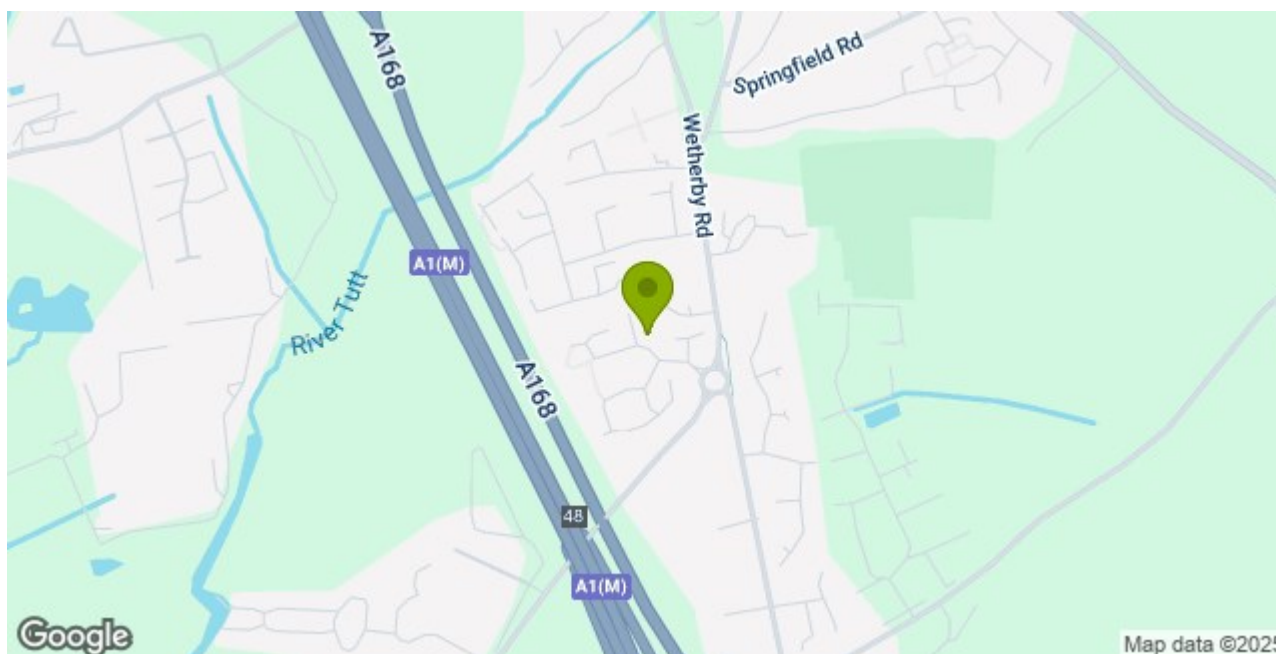
Current Planning Permission: No current valid planning permissions

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

Fothergill Way, Boroughbridge, YO51 9UX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1305 SQ FT / 121.26 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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