



Meadow Gardens, Little Ouseburn

Guide Price £400,000

*** HIGH SPECIFICATION THROUGHOUT ***

A fabulous semi-detached home, nestled in this private development of four, in a highly sought-after village location. The property benefits from four well-proportioned bedrooms, a stunning open plan breakfast kitchen, underfloor heating throughout the ground floor, contemporary bathrooms, a highly efficient air source heat pump, and spectacular rural views. Crucially, the property is available for sale with no forward chain.



Accommodation

The property is entered into the fabulous open plan dining kitchen which is spacious in size. The kitchen area includes a combination of full height, base and wall storage cupboards, with a range of integrated appliances, including fridge/freezer, Bosch electric oven and grill, 4 ring induction hob, dishwasher, microwave, and dual wine cooler. There are feature quartz worktops which incorporate a 1.5 inset sink with mixer tap over. There is also a stylish breakfast bar with further storage space and again quartz worktops. The dining area has ample room for a freestanding dining table or settee.

Through the kitchen is the rear hallway which has a useful under stairs storage cupboard and convenient downstairs WC. There is also an access door to the rear elevation leading out to the garden.

Located towards the rear of the property is the sitting room which is of a good size and has French doors leading out to the garden with spectacular views of the fields beyond.

The ground floor accommodation benefits from oak engineered flooring and effective under floor heating throughout.

Stairs from the rear hallway lead up to the first floor landing which has a useful airing cupboard, housing the hot water tank, and provides access to three of the property's bedrooms, as well as the family bathroom.

Two of the bedrooms located on the first floor are double in size and there is a generous single which has recessed storage wardrobes. Bedroom two is located towards the front of the property and includes a fabulous en-suite shower room which has part-tiled walls and consists of a large shower cubicle with waterfall shower head, low flush WC, wash hand basin with mixer tap and heated towel rail.

Bedroom three is again double in size and is positioned to the rear of the property, once again making the most of the spectacular views.

The house bathroom is contemporary in design with part-tiled walls and comprises a modern three piece suite including bathtub with shower over, low flush WC, wash hand basin with mixer tap and heated towel rail.

A turned staircase from the first floor landing leads up to the top floor which has a substantial storage cupboard making the most of the space within the eaves and leads up to a further double bedroom which has three large velux windows and a further modern ensuite shower room.

To The Outside

To the outside of the property there is a stone flagged patio area to the rear which leads onto the lawned garden. To the rear boundary is a low-level fence maximising the countryside views beyond.

At the front of the property is a further lawned garden which has a stone flagged, ramped patio that leads up to the entrance door. The property also has external electric sockets, an EV charger, allocated parking and is served by an ultra-efficient air source heat pump, which are highly regarded for their ability to lower one's energy bills.

Energy Efficiency

The property's current energy rating is B (88) and has the potential to be improved to an EPC rating of A (96).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected, with the exception of mains gas. The property utilises an air source heat pump.

Broadband Coverage: Up to 76* Mbps download speed

Council Tax: E - North Yorkshire Council

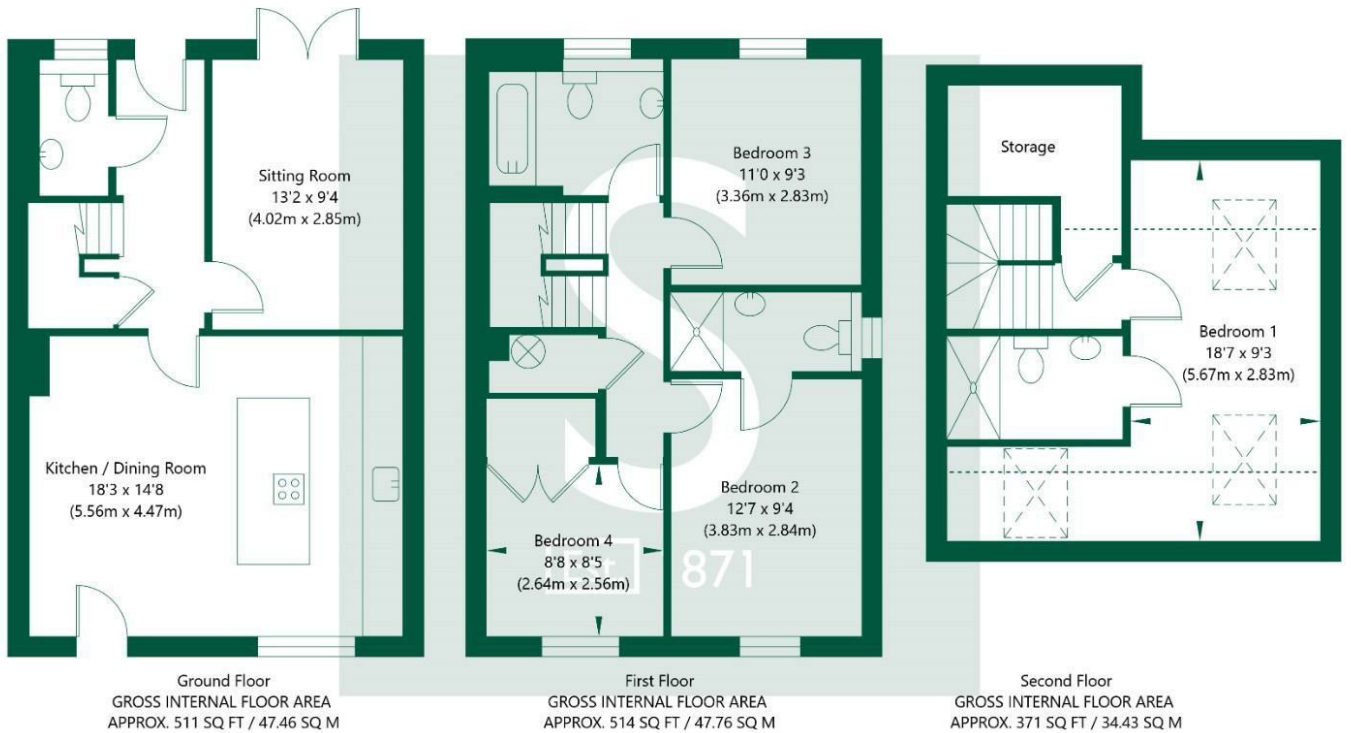
Current Planning Permission: No current valid planning permissions

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

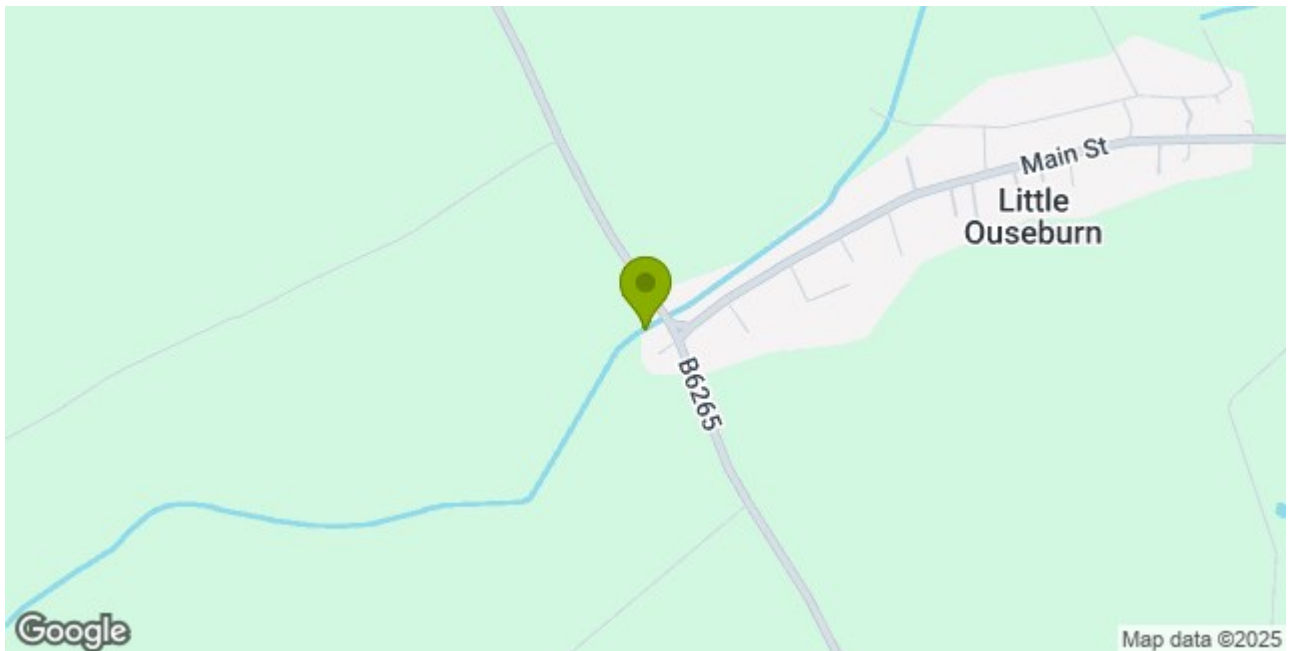
Agents Note

The property is positioned on an exclusive development of four highly specified homes, all with off street parking and EV charging points. If you are interested to know more in relation to the development and the other properties available, please contact us on 01423 324324.

Meadow Gardens, Little Ouseburn, York, YO26 9AF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1396 SQ FT / 129.65 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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