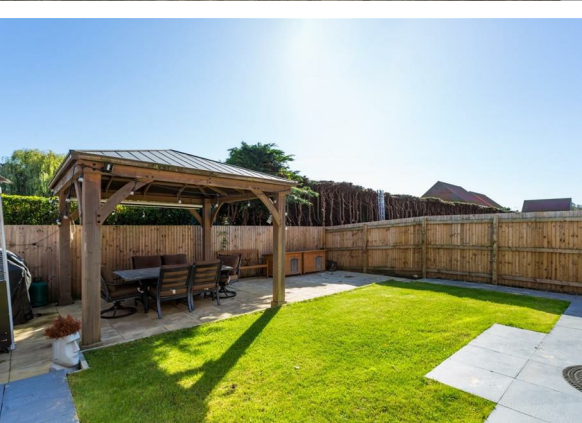




Chestnut Drive, Boroughbridge Guide Price £390,000

*** MODERN DETACHED HOME ***

A stylish 4 bedroom detached home which benefits from the addition of an addroom which extends the living space by approx. 150 sqft. The property includes a spacious kitchen/dining area, sitting room, landscaped gardens and a large timber shed. Crucially, the property is available with vacant possession and no onward chain.



Accommodation

Entered into a spacious entrance hall which features a staircase leading off and services the entirety of the ground floor. The entrance hall includes a downstairs cloakroom/WC and a deep storage cupboard under the stairs.

Located to the front of the property, is the sitting room which is generous in size and includes fitted shutter blinds.

To the rear of the property is the large dining kitchen, the kitchen features base and wall storage units to two sides with laminate worktops. The kitchen includes a range of integrated appliances to include fridge/freezer, washing machine, dishwasher and both Indesit oven and four ring gas hobs with extractor canopy over.

Leading off the kitchen/dining room is the useful addroom which adds a further 150 sqft pf living space, with full length UPVC glass windows and French doors out to the garden beyond.

The first floor landing includes a spacious storage cupboard and loft hatch access.

The principal bedroom is a well proportioned double bedroom which includes an alcove space with fitted power sockets in position perfectly suited for a TV. The bedroom includes further fitted shutter blinds and an en-suite which has a low flush WC, standing wash hand basin and an enclosed shower with full height tiled splash backs to three sides.

Bedroom two is a double and is positioned to the rear of the property with views over the garden, the bedroom is finished with fitted shutter blinds.

Bedroom three and four are both single bedrooms with fitted shutter blinds. Either of these bedrooms, could also be used by the owner/occupier as an ideal home office/study space.

Finishing off the property is the house bathroom which features a low flush WC, standing wash hand basin and shower over bath with full height tiled splash backs to three sides, with part glass shower screen.

To The Outside

To the front of the property there is a front garden which is a combination of flagged patio paths and lawn. The front garden is boarded to two sides by Laurel hedging.

The private enclosed rear garden is made up of a mix of extended stone flagged patio, with a central lawn area. The flagged patio has been skillfully setup at the rear of the garden to provide an expansive area for seating, making it the perfect spot for entertaining. To the side of the property and included within the sale is a large timber storage shed and further space behind for the storage of the house bins.

The property benefits from a single driveway, however there is scope subject to the appropriate approvals for further spaces to be created either by utilizing the front garden or by repositioning the rear garden fence.

Energy Efficiency

The property's current energy rating is B (84) and has the potential to be improved to an EPC rating of A (94).

Additional Information

Tenure: Freehold

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

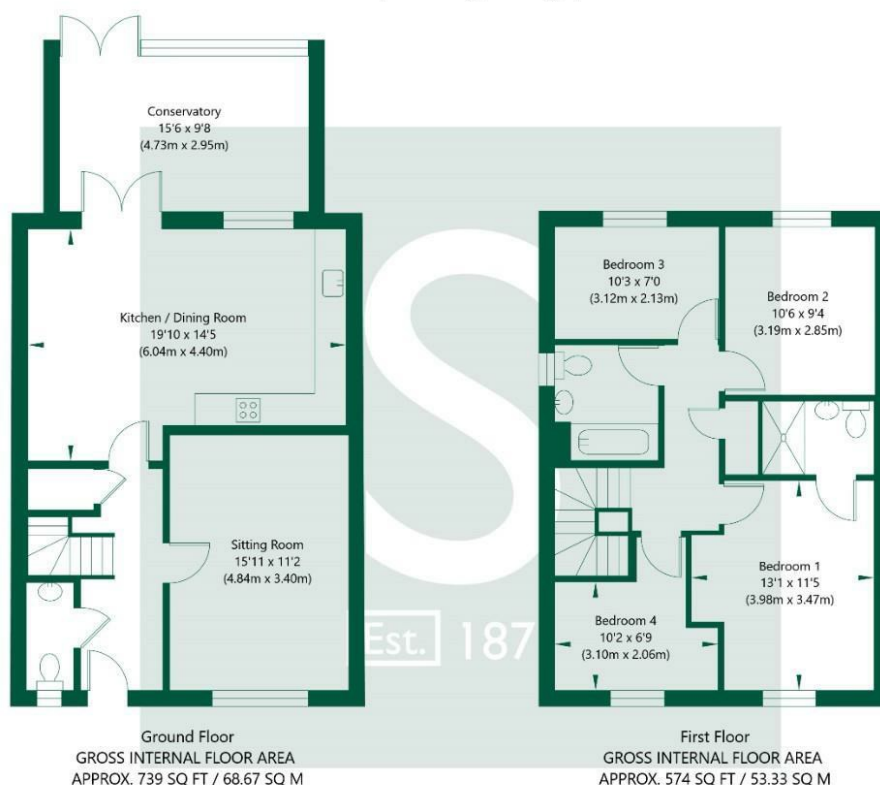
Broadband Coverage: Up to 1600* Mbps download speed

Council Tax: E - North Yorkshire Council

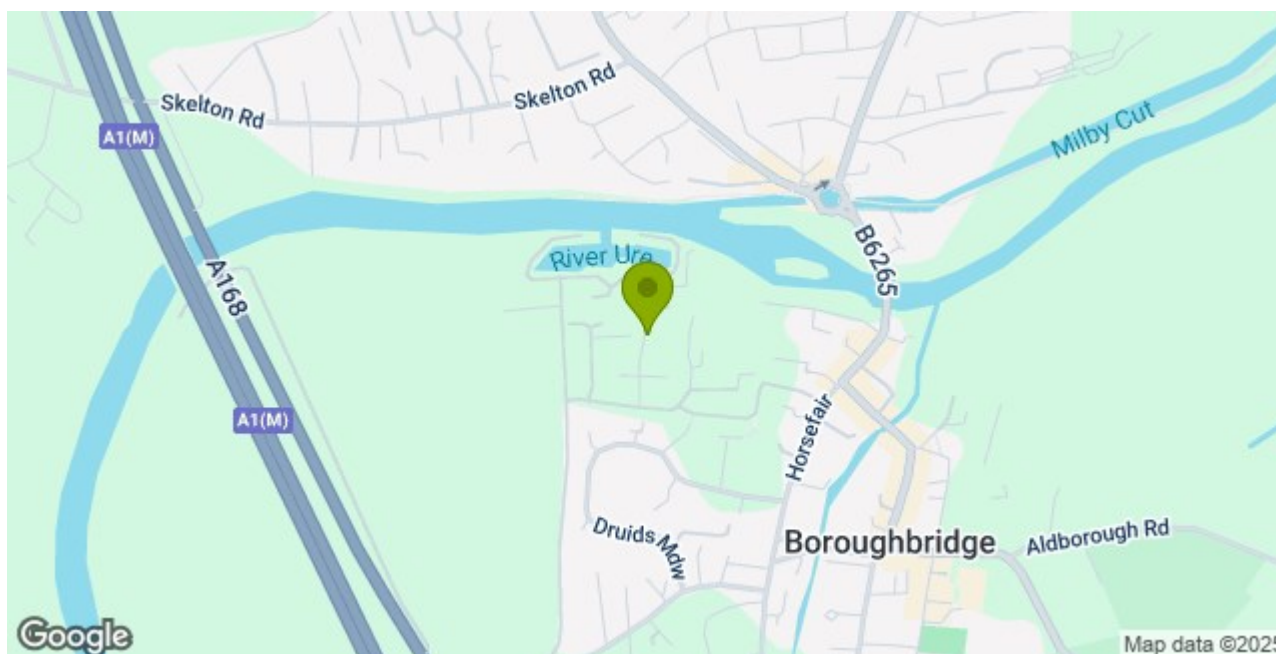
Current Planning Permission: No current valid planning permissions

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

Chestnut Drive, Boroughbridge, YO51 9FW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1313 SQ FT / 122 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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