



Mallards 2, Championsgate, North Duffield

£600,000

- Detached Family Residence
- Open Plan Living Kitchen
- House Bathroom
- Well Proportioned Lounge
- 3 Bedrooms to First Floor
- Single Garage
- Ground Floor Cloaks/WC
- 2 Bedrooms to Second Floor (En-suite to Principal Bedroom)
- Sought After Location

A magnificent and imposing detached family residence of the most significant appeal, delivering extensive accommodation across three floors.

Mallards forms part of an exclusive development within the heart of the village of North Duffield amongst a number of several other detached homes. The property was built in 2010 by a local developer, with exceptional attention to detail and an architect's brief which was to create a wonderful family home. Since then, the present owners have made some of their own individual changes and maintained the property in pristine condition.

The property welcomes you through a front uPVC door into an entrance lobby having a primary set of stairs leading to the first floor accommodation. The lobby area was purposely left open to create that initial space as you enter the property, although, and at a relevantly low cost, could easily be turned into a home office. Located directly off the hallway is a ground floor cloakroom/wc and understairs cupboard providing vital storage space.

The lounge is located to the front of the property, being a well-proportioned room, enjoying an abundance of natural light thanks to double glazed windows to the front and two single glazed windows to the side elevation. In 2019, the present owners replaced and installed a tremendous inset propane gas fire with glass frontage, creating a log burner effect and set within a handsome surround. There is ample space to facilitate appropriate lounge furniture.

The bulk of the ground floor living accommodation is positioned to the rear of the property, in what is, an exceptional open plan living space made up of a kitchen, dining area and orangery. Furthermore, there is an important utility room with further base units and provisions in place for laundry facilities.

The open plan design is to be admired and the seamless connection each part has within 533 sq. ft. of living space. To the left hand side is the kitchen itself, comprising a number of wall and base units to three sides with quartz work surfaces over. There are a number of integral Bosch appliances such as wine cooler, oven and grill, fridge, freezer and dishwasher.

A matching working island separates the dining and living space and has a ceramic hob with extractor hood above and surrounding storage beneath. There is space within this living area for dining room furniture, or it can be used as a second seating area depending on the individual(s) requirements. As part of the original build, an orangery adjoins the rear elevation and seamlessly merges from the kitchen/dining area, providing additional floor space. Thanks to four full height double glazed windows, French doors and a roof light, natural light floods the space and provides an immediate connection with the rear garden.

To the first floor, the property is further enhanced by three well proportioned double bedrooms and a stunning house bathroom. Bedroom two is complemented by an en suite and two separate built in wardrobes. Bedroom three also benefits from built in wardrobes. The house bathroom is immaculately presented and comprises a separate shower cubicle, inset bath, floating hand wash basin, low flush wc and bidet.

A secondary staircase leads to the second floor, which is equally divided into two further generous double bedrooms. The bedroom to the right off the landing is complemented by another en suite whilst the opposing bedroom has a built in storage cupboard, which could be converted to another en suite depending on the individual(s) requirements.

Externally the property sits within an exclusive small development known as Championsgate, well known in the area for its' popularity and desirable location. Mallards will be found on the right hand side at the entrance to the development, occupying a generous and deceptive plot. The handsome and imposing property enjoys meticulously maintained gardens and off street parking for several motor vehicles. There is a drive to each side of the property, with a single garage to the left.

The rear garden is undoubtedly one of the main selling attributes, showcasing a brick part walled garden that has seen a significant amount of love and care put into the maintenance and up keep of the garden. Immediately from the orangery is a patio area, ideal for outdoor dining and entertaining and a beautiful timber summerhouse which is most often used by the present owners during the warmer months. Herbaceous borders surround the garden to all three sides with a number of planted shrubs and trees.

The garden provides a vast amount of privacy and continues around to the front. Views across the village green can be admired from the rear elevation and the property is within walking distance to the village shop, pub and primary school.

The property represents an increasingly rare opportunity to acquire such a beautiful family home, within an equally desirable location. All viewings are strongly recommended and strictly by appointment only.

Mains electric, water and drainage are all connected to the property and the heating is by oil central heating. The entirety of the ground floor benefits from underfloor heating and also the house bathroom and en suites.

EER- 70 (C)

Tenure - Freehold

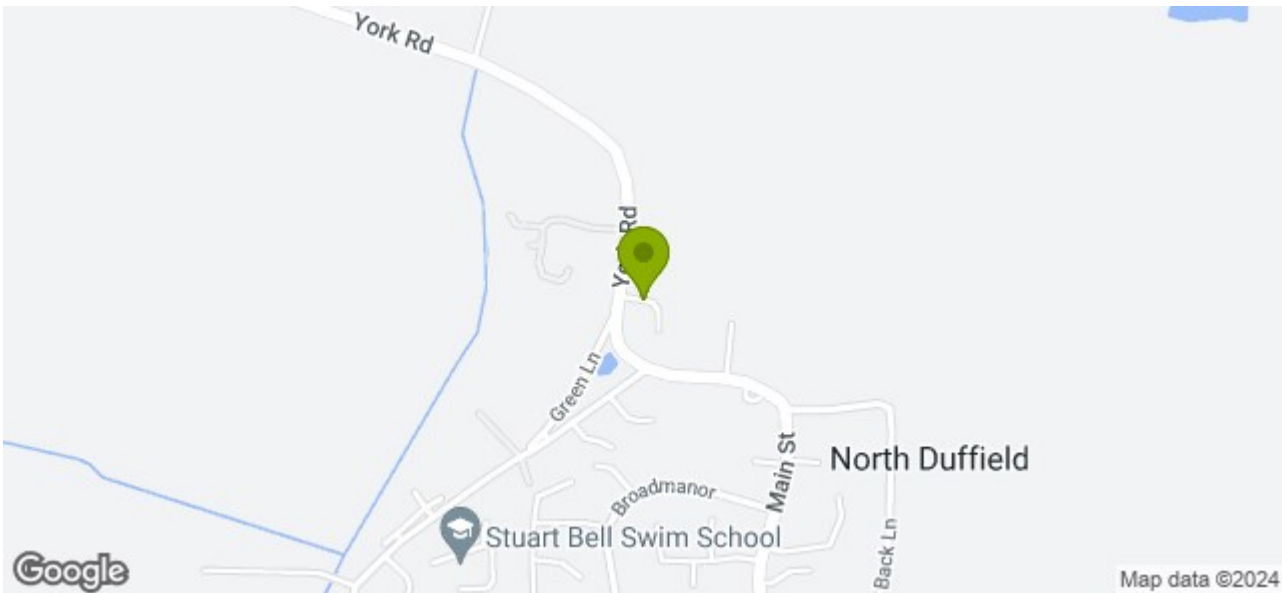
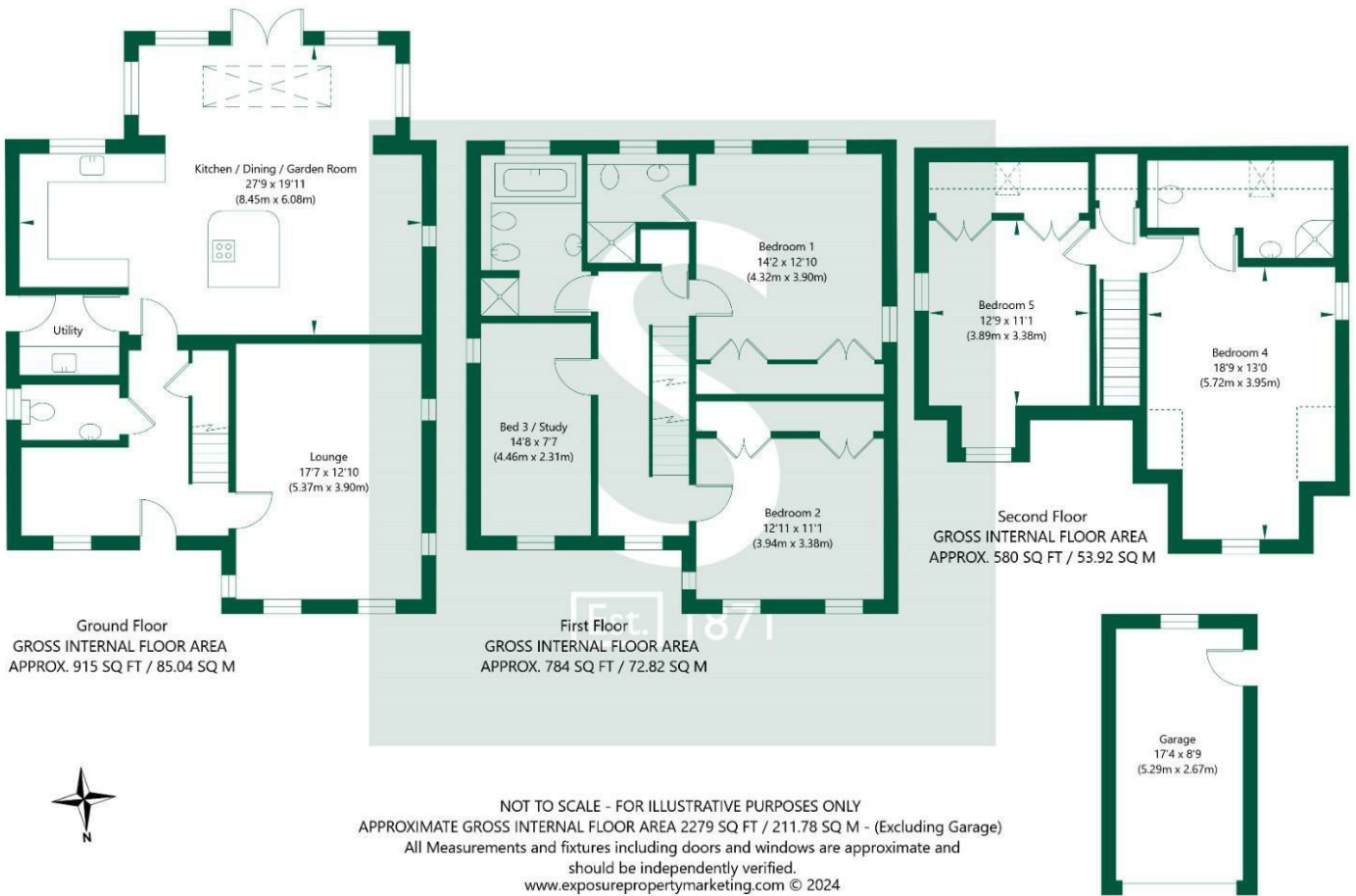
Council Tax - North Yorkshire Council - Band F

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





Champions Gate, North Duffield, YO8 5ST



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
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Partners

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- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
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- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
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Associates

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