



## 46 Thorpe Lane, Cawood

Offers Over £500,000

- Beautiful Individual Home
- Spacious Lounge
- 3 Bedrooms & House Bathroom to First Floor
- Set in 0.20 Acre
- Comprehensively Refurbished
- Double Bedroom to Ground Floor
- En-Suite Shower & Dressing Room
- Open Plan Living Kitchen
- Ground Floor Shower Room
- Detached Garage

An individual and beautiful home, showcasing a fine example of contemporary living whilst occupying an extensive plot of 0.20 acre.

The present owners have carried out a comprehensive programme of structural and refurbishment works which has seen the house significantly extended, modernised and virtually transformed from a tired 2 bedroom bungalow to a stunning family home.

In 2013, formal planning consent was granted for conversion of loft internal living accommodation, to form 3 bedrooms and house bathroom. The internal layout of the property was entirely reconfigured to enjoy a more open plan living space, formal lounge and an additional bedroom. The workmanship and design team have created a versatile and well balanced property, with fine attention to detail and bespoke fittings throughout.

The property welcomes you into an entrance hall with access to each room and a turned staircase leading to the first floor accommodation. There is a cosy yet spacious lounge, enjoying natural light through a double glazed window to the front and side elevation and a wall mounted electric fire.

The hub of the home is without doubt the open plan living kitchen space, carefully designed to incorporate the lifestyle that so many want these days. The extensive island takes centre stage within the kitchen area, having surrounding sage green shaker style cupboards with a bespoke granite work surface over. To one side there is a number of base units and alcove fit for a Rangemaster cooker. To the other sides are full height units incorporating a number of built in appliances which include a dishwasher, fridge, freezer and cooker.

Merging seamlessly from the kitchen is an open living space, currently used as a dining area before leading out through a pair of sliding patio doors onto the raised decked area and beyond. The views across the garden are particularly enjoyed from the kitchen area and is most often used as the 'entertaining area'.

The ground floor further benefits from a double bedroom and second shower room/wc. Important storage space is provided by a cupboard underneath the staircase.

To the first floor, a landing gives access to three bedrooms and main bathroom. The principal bedroom has been well designed and is complemented by an en-suite shower and walk in dressing area. All three bedrooms benefit from a double glazed window and central heating radiator.

The internal accommodation is completed by a modern house bathroom enjoying a bath, beautiful walk-in shower, hand wash basin and low flush wc.

Externally, the property will be found along Thorpe Lane, set back from the road and occupying a prominent position within grounds of 0.20 acre. The present owner is incredibly proud of the front garden display, conscious of maintaining the prestigious street scene with an abundance of preserved shrubs, borders and lawned garden.

The property's extensive driveway is made from resin and decorative block paved edging, and continues alongside the property and through into the rear garden. A detached single garage will be found in the rear garden on the left hand side, benefiting from a manual up and over door.

The rear garden really is a key selling attribute of the property, quietly nestled away, yet enjoying a generous lawned private garden. The decked area is perfect for outdoor dining and entertaining, and steps down to a paved patio area. The boundaries are made up of well maintained, tree lined hedging, also enjoying an abundance of colour from a variety of shrubs and trees.

The property represents an increasingly rare opportunity to acquire such a beautiful and contemporary home, with extensive outdoor space and internal versatility. It is therefore, as the acting agents we strongly encourage an early inspection. all viewings are strictly via appointment only.

EER- 63 (D)

Tenure - Freehold

Council Tax - North Yorkshire Council - Band D

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





Thorpe Lane, Cawood, YO8 3SG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1573 SQ FT / 146.09 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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