



## 2 Highfield Court, Brayton

£575,000

- Extensive, Immaculate Family Home
- Kitchen
- Family Bathroom/WC
- Set In Exclusive Small Development
- Utility & Ground Floor WC
- Detached Double Garage
- 3 Reception Rooms
- 5 Bedrooms (En-Suite Bathroom to Principal Bedroom)
- Viewing Essential

An extensive family home, delivering modern internal accommodation set within a private cul-de-sac position.



2 Highfield Court has been a much loved family home, adored by the present owners and has provided an abundance of family memories during their 33 year ownership. Since 1991, many aspects of the property have been modernised and updated, whilst retaining the property in meticulous condition and having a well maintained outdoor space.

Forming part of an exclusive small development of 3 other detached family homes, the property was first built in 1991 by a local developer with a brief to create four extensive and private family homes. With only one property in the cul-de-sac ever coming to the market at the turn of the 20th century, it just emphasises the popularity and once acquired, they become settled family homes.

The property welcomes you through a front entrance porch, having an ideal area for boots and with additional storage. An internal door then leads into a spacious entrance hallway with direct access into all the ground floor rooms. A turned staircase leads to the first floor landing.

The property's ground floor arrangement has the perfect balance of family and more formal rooms with a beautiful modern kitchen to the rear. There is a second reception room to the front, which the present owners use as a snug, with a double glazed window to the front and central heating radiator.

To the opposing side is the property's formal dining room, which has the potential to become a play room or home office depending on the individual(s) requirements. The lounge, which is exceptionally spacious measures almost 300 sq. ft., with an electric fire sitting centrally to the side wall and with a double glazed window to the rear.

The hub of the home is undoubtedly the beautiful kitchen, showcasing a contemporary design centred around an island with matching wall and base units to two sides, with black granite work surfaces over and a range of built in appliances. Located off the kitchen is an important utility room, comprising a further range of wall units with provision for laundry facilities. Furthermore, there is a door leading to the rear garden and a ground floor wc.

To the first floor, the property is further enhanced by five well proportioned double bedrooms, all benefiting from a double glazed window and central heating radiator. The principal bedroom suite is located to the rear left of the property, measuring 215 sq. ft., plus the en suite. The en suite comprises a traditional three piece suite with shower attachment over and chrome heated towel rail. Of particular note, bedroom four is complemented by full width built in wardrobes.

The internal accommodation is completed by a modern house bathroom having a traditional three piece suite with shower attachment over. There is full height surrounding tiling and a white heated towel rail.

Externally, the property will be found located within a private cul-de-sac position known as Highfield Court, being a much sought after location within the village and accessed directly off Brayton Lane.

A private driveway leads directly to the property and in turn onto an extensive block paved driveway leading along the right elevation of the property and to the detached double garage. The front garden is well maintained, being predominantly laid to lawn with tree lined boundaries to the front.

The present owners have taken immense pride in creating a wonderful rear garden, which lends itself perfectly to an array of prospective buyers requirements. There are two areas specifically for outdoor dining and entertaining with a well maintained lawned garden and enclosed tree lined boundaries. The double garage has power and lighting inside.

The property represents the perfect opportunity to acquire this deceptively spacious five bedroom family home, with good sized outdoor space and contemporary living inside. All viewings are strongly advised and strictly by appointment only.

EER- 65 (D)

Tenure - Freehold

Council Tax - North Yorkshire Council - Band F

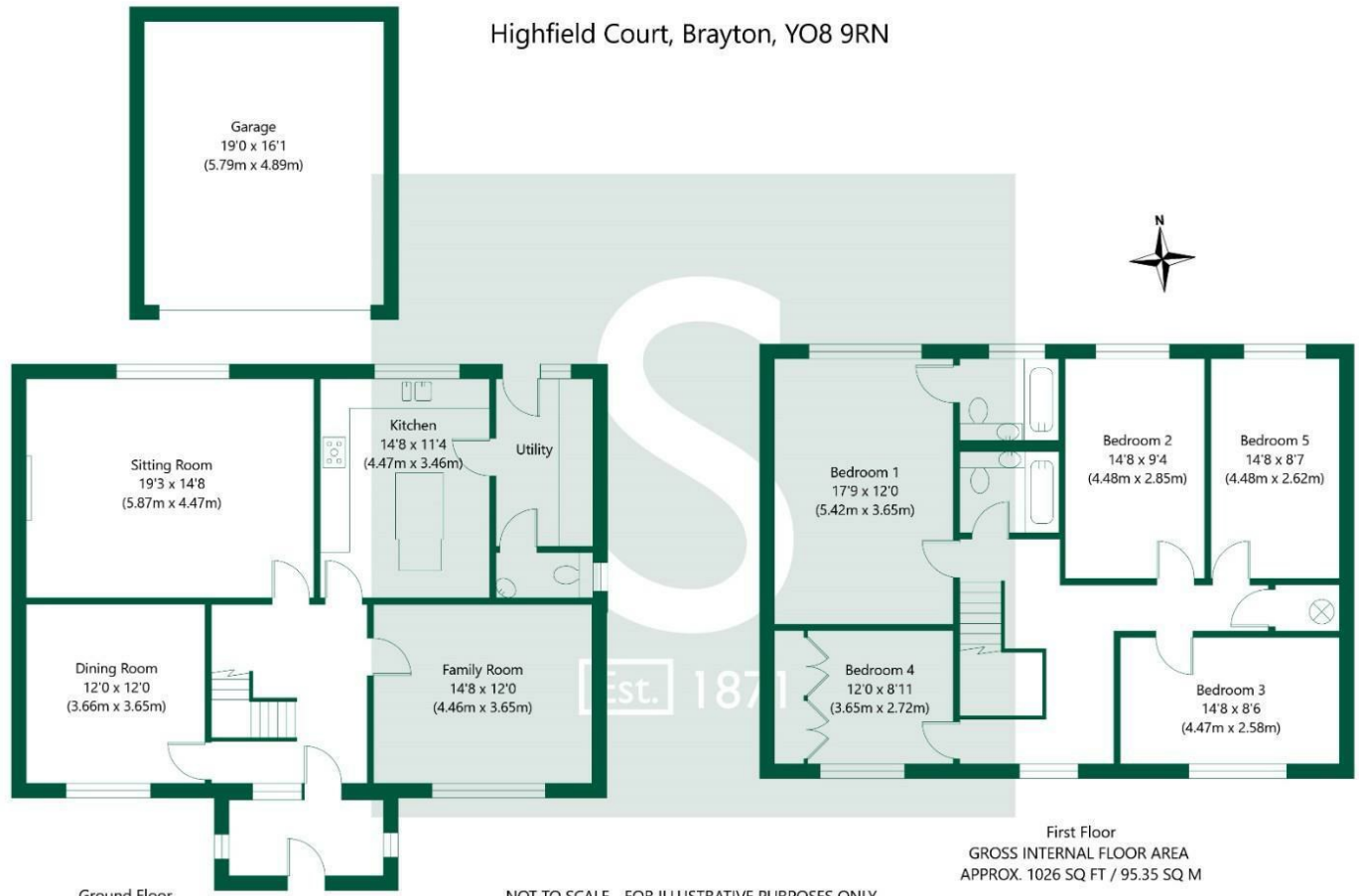
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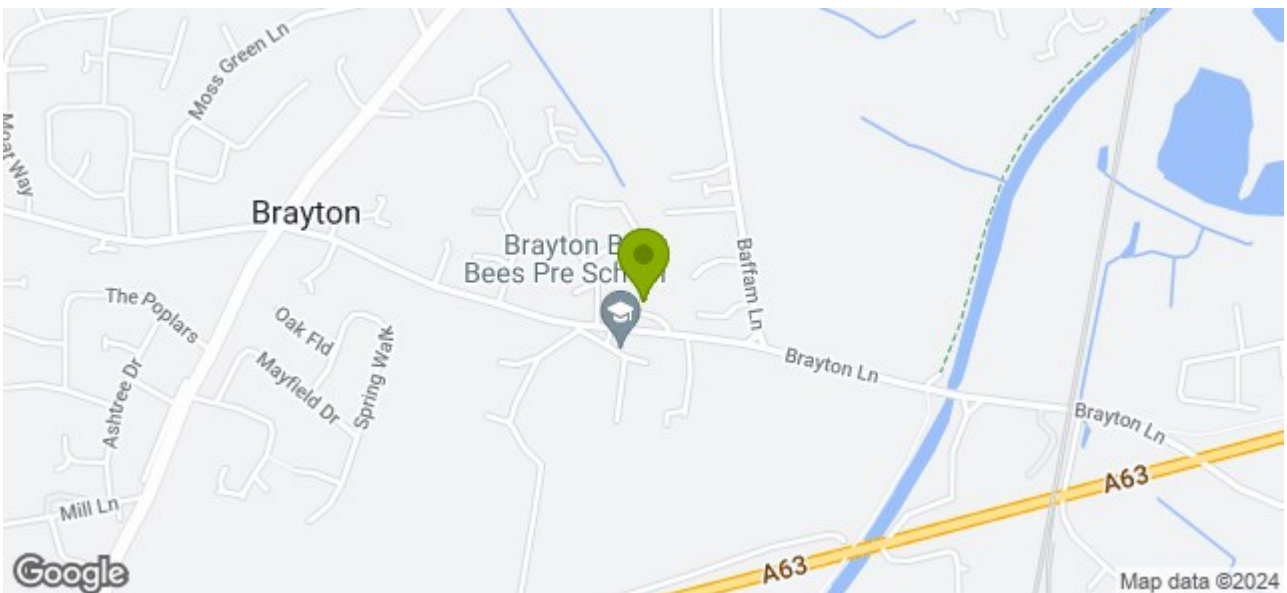
# Highfield Court, Brayton, YO8 9RN



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1092 SQ FT / 101.45 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2118 SQ FT / 196.8 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1026 SQ FT / 95.35 SQ M



## Stephensons

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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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## Associates

N Lawrence

