



## 21 Orchard End, Hemingbrough

£535,000

- Double Fronted Detached Family Home
- Stunning Kitchen
- En-Suite Facilities to 2 Bedrooms
- EER 80 (C)
- Formal Dining Room
- Utility & Ground Floor Cloaks/WC
- House Bathroom/WC & Shower Room
- Contemporary Lounge
- 5 Bedrooms Over 2 Floors
- Detached Double Garage With Room Above

A fine example of a contemporary and extensive double fronted detached family home, with tremendous outdoor space with a double garage and home office above.

The present owners have continually maintained and modernised this property since they purchased the property from new back in 2004 from Hogg Builders. The accommodation is impeccable, modern and versatile being set across three floors with a separate home office or games room located above the double garage.

The property welcomes you into a front entrance hallway having a staircase leading to the first floor and crucial storage underneath. The ground floor is particularly adaptable and flows well with enjoyable family space and more formal rooms with a magnificent kitchen and views overlooking the private garden.

There is a formal dining room with a bay window to the front. This room can be used for a range of purposes, including a snug or play room depending on the individual(s) requirements. To the opposing side is a contemporary lounge, beautifully decorated and focused around an exposed brick fireplace with a wood burning stove.

The kitchen will be found towards the rear of the property and is undoubtedly one of the main selling features. There is a comprehensive range of dark grey solid oak wall and base units to three sides incorporating a breakfast bar and black granite work surfaces and splashbacks. The kitchen comes equipped with a number of integral appliances including a wine cooler, fridge, freezer, dishwasher and Rangemaster cooker. The kitchen area extends out into the garden to create an area designed for dining furniture, with surrounding casement windows looking down the garden.

Importantly, a utility room is situated adjacent and has matching units and work surfaces with provision in place for laundry facilities. There is a full height mirrored vertical radiator and ground floor wc which completes the ground floor accommodation. Of particular note, both the kitchen and utility have underfloor heating, controlled by a wall mounted thermostat.

There is a central landing to the first floor giving access to three double bedrooms and house bathroom. Bedroom one is the choice bedroom, running the full depth of the property including the en suite, and is complemented by a comprehensive range of fitted wardrobes, matching bedside furniture and chest of drawers. Bedroom two also has the added benefit of en suite shower facilities. Bedroom three and the house bathroom complete the first floor accommodation.

A further staircase leads to the top floor, where two further bedrooms and second bathroom will be found. All five bedrooms benefit from a double glazed window and central heating radiator. As referred to on the floorplan as bedroom four, this must be one of the finest guest bedrooms, enjoying an elevated position and ample natural light passing through a Velux windows, front dorma double glazed casement window and twin double glazed windows to the side elevation. There are exposed wooden beams to add character and on the whole this is a well proportioned bedroom.

Externally, the property will be found on the outskirts on the development known as 'Orchard End', enjoying an extensive corner plot with ample off street parking. There is a well maintained lawned area to the front with the bulk of the outdoor space to the rear of the property.

The detached double garage is accessed by a roller shutter door with power and light connection available inside. One of the better designs of the modern home these days was the creation of a home office, gym or games room built above the garage. This space has been appreciated more recently with hybrid and home working by the owners. There is electric heating and four Velux windows.

There is no doubt the extensive rear garden is a main selling feature, which has been solely designed and meticulously maintained by the current owners. The property sits on the fringes of a popular development, yet enjoys an incredibly private and enclosed garden. The entirety of the plot extends to 0.14 acres, being predominantly laid to lawn with a range of shrubs, trees and flowers with fenced lined boundaries to all three sides. There are pockets of outdoor seating areas, one to the side of the property which we understand is a sun trap and the other towards the rear of the property which is currently paved with a summer house.

Immediately from the property's rear elevation, the owners have created a tremendous hot tub area which has a bespoke covered glass pergola with an electric privacy screen, centred around a hot tub. Please note the hot tub is not included within the sale but may be available by separate negotiation.

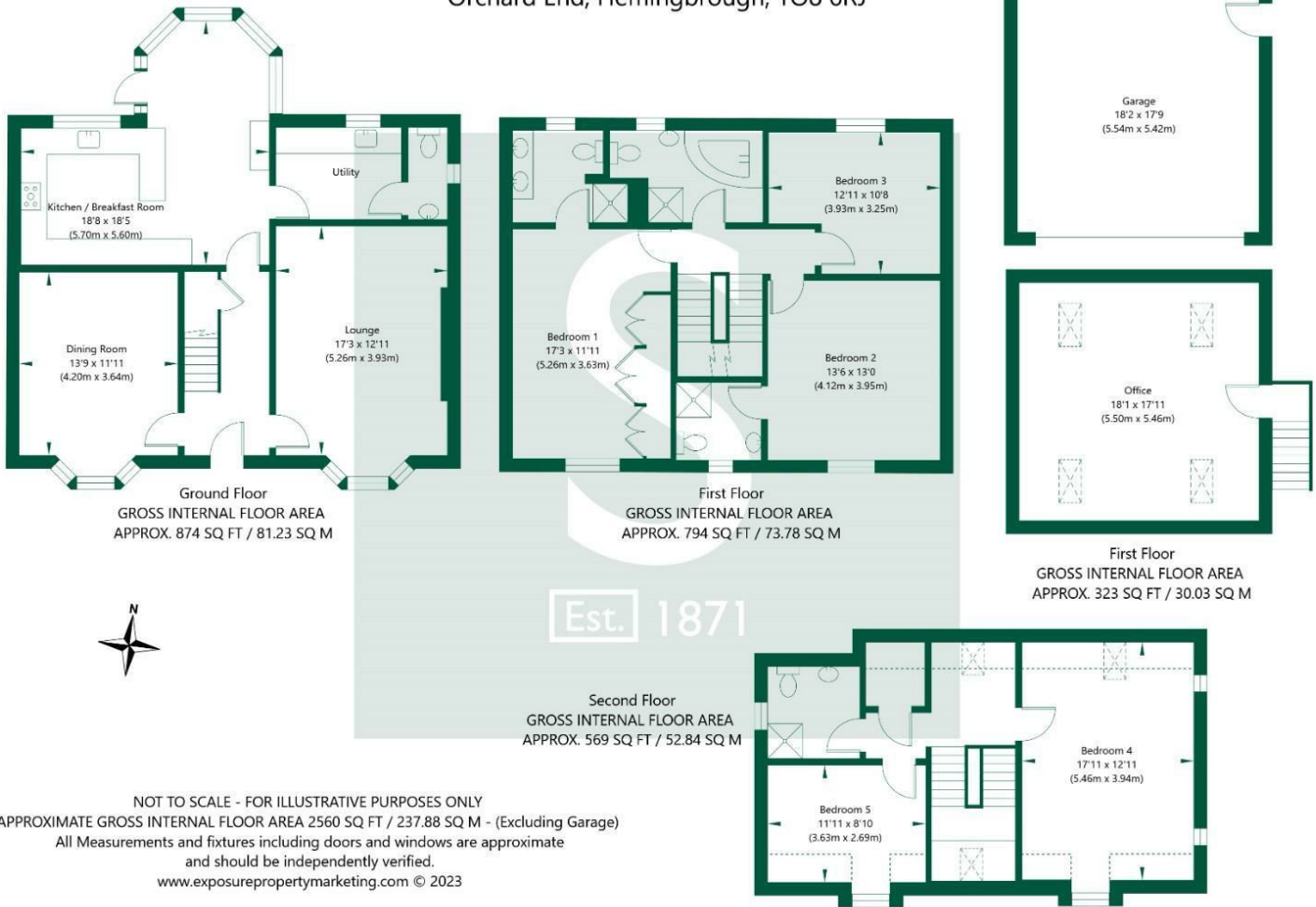
Properties of this size, specification and such wonderful outdoor space don't often present to market and the sale of this property provides one of those increasingly rare opportunities. All viewings are strictly by appointment only.

EER- 80 (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.





# Orchard End, Hemingbrough, YO8 6RJ



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## Partners

- J F Stephenson MA (cantab) FRICS FAAV
- 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
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

## Associates

N Lawrence

