



## 6 Shire Green, Carlton

Offers Over £290,000

- Detached Family Home
- Stunning House Bathroom
- Beautiful Rear Garden
- 6 Years Remaining New Homes Warranty
- 4 Double Bedrooms
- Open Plan Kitchen Diner
- All Mains Services
- Bedroom En-suite
- Spacious Lounge
- Popular Residential Area

A beautifully presented family home built in autumn 2018 set within a popular residential development.

The property welcomes you through a front uPVC composite door into a entrance hallway with staircase leading to the first floor arrangement. A single doorway leads into a spacious yet cosy lounge with impressive décor colour choices. There is space to facilitate appropriate lounge furniture in addition to a double-glazed window adjoining the front elevation. Located off the lounge is an important under stairs storage cupboard.

The kitchen diner is located to the rear of the property with a pair of French doors leading directly onto the outside patio and beyond. The kitchen area is positioned to the left and showcases a beautiful shaker style kitchen with wall and base units to three sides incorporating a number of built in appliances such as fridge, freezer, dishwasher, oven & grill and gas hob with extractor hood over. The different tones of blue contrast impressively with the kitchen and oak effect laminate flooring.

The dining area merges with the kitchen to create a more open plan arrangement and has the space to accommodate a dining room table and chairs. Located off the dining area is an important utility room having provisions in place for laundry facilities and a secondary rear door. Adjacent to the utility is a ground floor cloakroom wc.

To the first floor, the property is further enhanced by four well proportioned bedrooms, all double in size and benefitting from a double glazed window and central heating radiator.

The principal bedroom is positioned to the left hand side and is complimented by a modern en suite, comprising a shower, hand wash basin and low flush wc. Having four double bedrooms is undoubtedly one of the key selling features along with the notable storage, thanks to two separate cupboards off the landing.

The property's internal accommodation is completed by a stunning house bathroom which comprises a traditional three piece suite with stunning darker grey surrounding tiling. In addition, there is a fitted shower above the bath with shower screen, frosted double glazed window to the rear and a chrome heated towel rail.

Externally the property is located within a popular residential development on the edge of what is, a very sought after village location. To the front there is off street parking with access into the integral garage and a pleasant front garden to the side with a variety of shrubs and colourful plants.

A pathway runs alongside the property to the rear garden which opens out to a wonderful enclosed rear garden. The present owners have spent considerable amounts of time, money and effort landscaping and designing the garden. The garden faces directly south and enjoys the sun throughout the day and into the evening. An extended patio immediately from the house allows enough space for garden furniture and is perfect for outdoor dining and entertaining. Planted garden sleepers divide the patio and lawned area with colourful herbaceous borders and enclosed fenced boundaries to all three sides.

The property benefits from all mains services and still has 6 years remaining on the new homes guarantee.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600\* Mbps download speed

EPC Rating: A

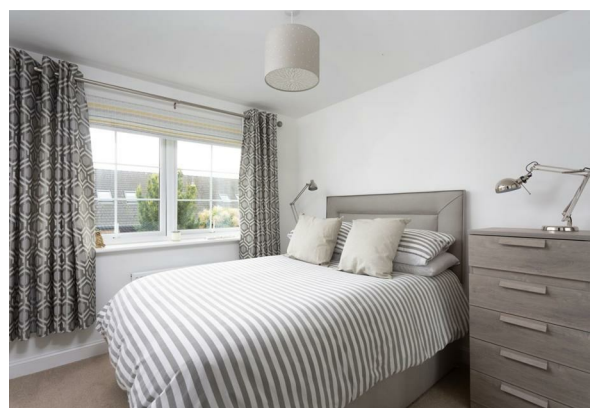
Council Tax: D – North Yorkshire Council

Current Planning Permission: No current valid planning permissions

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

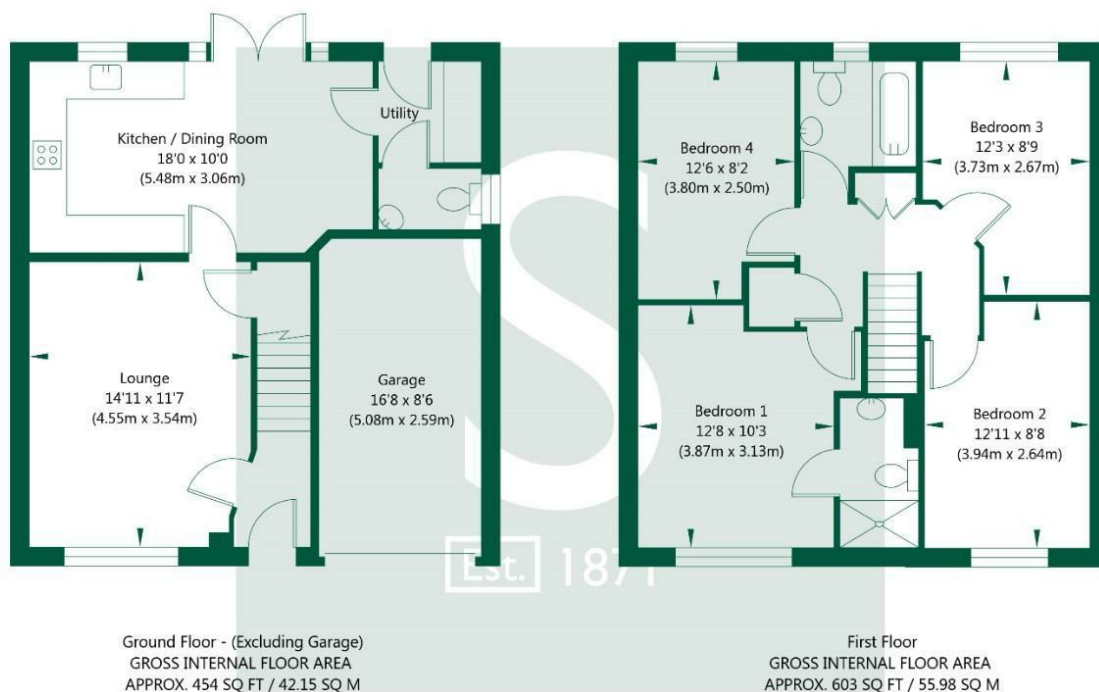
Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

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

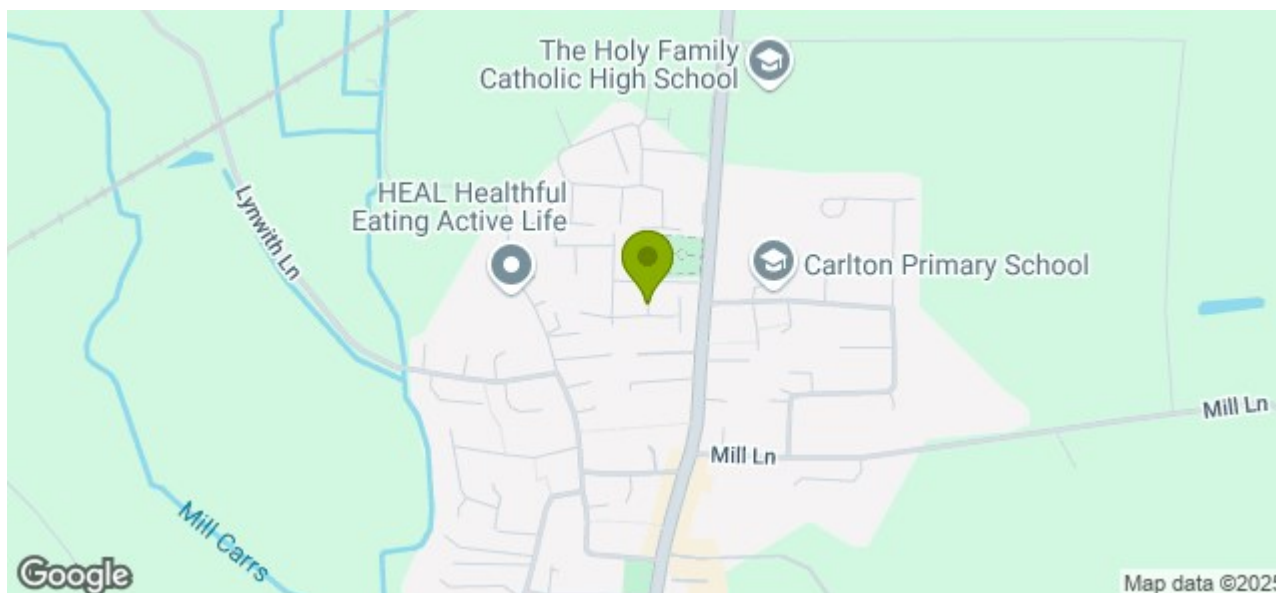




## Shire Green, Carlton, DN14 9FR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1057 SQ FT / 98.13 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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