



5 Poplar Drive, Barlby

£325,000

- Beautifully Presented Detached House
- Ground Floor WC
- Family Bathroom/WC
- Lounge
- 3 Bedrooms
- Single Garage
- Kitchen / Dining Room
- En-Suite to Bedroom 1
- EER 83 (B)

A fine example of a contemporary family home with generous outdoor space and single garage.

5 Poplar Drive is a unique architectural design by David Wilson Homes and is only one of three on the Barley Fields development, known to many, as a very popular residential area. The property was built in 2017 and still has the benefit of over 2 years warranty from the NHBC. The present vendors have owned the property from new and are incredibly house proud with high standards throughout and well-maintained gardens.

The property welcomes your through a front entrance door into a spacious hallway providing access to the ground floor accommodation. To the right is the ground floor cloakroom wc and to the left, a very useful built in storage cupboard.

The bulk of the ground floor is made up by a tremendous open plan living kitchen with windows positioned to the front and side elevations providing ample natural lighting. There is a range of cream shaker style wall and base units to two sides with black work surfaces over and a comprehensive range of integral appliances which include an electric oven with four ring gas hob over, washing machine, dishwasher and fridge/freezer.

Appealing to those who enjoy the more open plan living style, the kitchen seamlessly merges into a dining area with space for a dining furniture. Furthermore, the present owners have equipped each window with composite waterproof white shutters, along with tasteful décor and Amtico flooring. A rear door provides access to the outdoors.

The lounge enjoys pleasant views over the well maintained garden. This generously sized room provides a cosy feel and enjoys natural light travelling through two double glazed windows and French doors. There is engineered oak wooden flooring along with two central heating radiators and various sockets with USB charging points.

To the first floor the property is further enhanced by three well proportioned bedrooms, all benefitting from a double glazed window and central heating radiator. The principal bedroom is undoubtedly impressive, with a full height panelled wall, built in wardrobes and en suite. The en suite comprises a double shower cubicle, toilet and pedestal wash hand basin, radiator and Amtico flooring.

The internal accommodation is completed by a lovely house bathroom comprising a traditional three piece suite.

Externally, the property will be found amongst other privately owned residential dwellings along Poplar Drive which is in fact a no through road leading to a cul-de-sac. The grounds of the property are deceptive, enjoying gardens to each side of the property with a single garage and off street parking.

The main garden is positioned to the left elevation and enjoys a laid to lawn area with two raised flower and vegetable beds, established flowering wisteria on the side garage wall, along with two fruit trees and a variation of flowering shrubs and plants.

The garden is enclosed to all three sides by fenced and brick walled boundaries, with a gated access to the driveway and single garage. There are multiple seating areas to enjoy the sunshine, in what is a very private garden space. Outdoor tap and two outdoor electrical sockets. The greenhouse in the garden is included within the sale.

The garden to the right is an open lawned space and continues along the front and parallel with the brick walled boundary. There is further scope and potential for expansion or an additional off street parking space subject to approval and the individual(s) requirements.

All mains services are connected to the property.

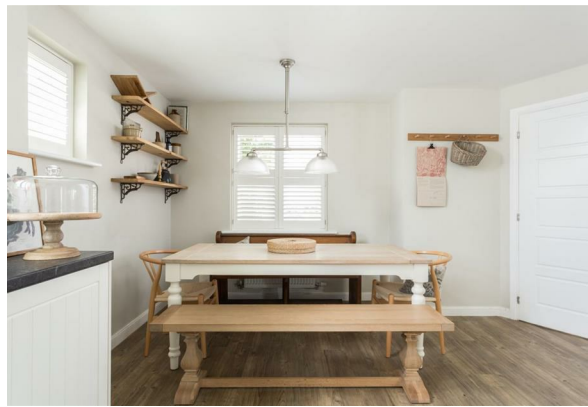
The property represents a fine example of a beautiful family home, with generous outdoor space and all viewings are strongly recommended.

EER- 83 (B)

Tenure - Freehold

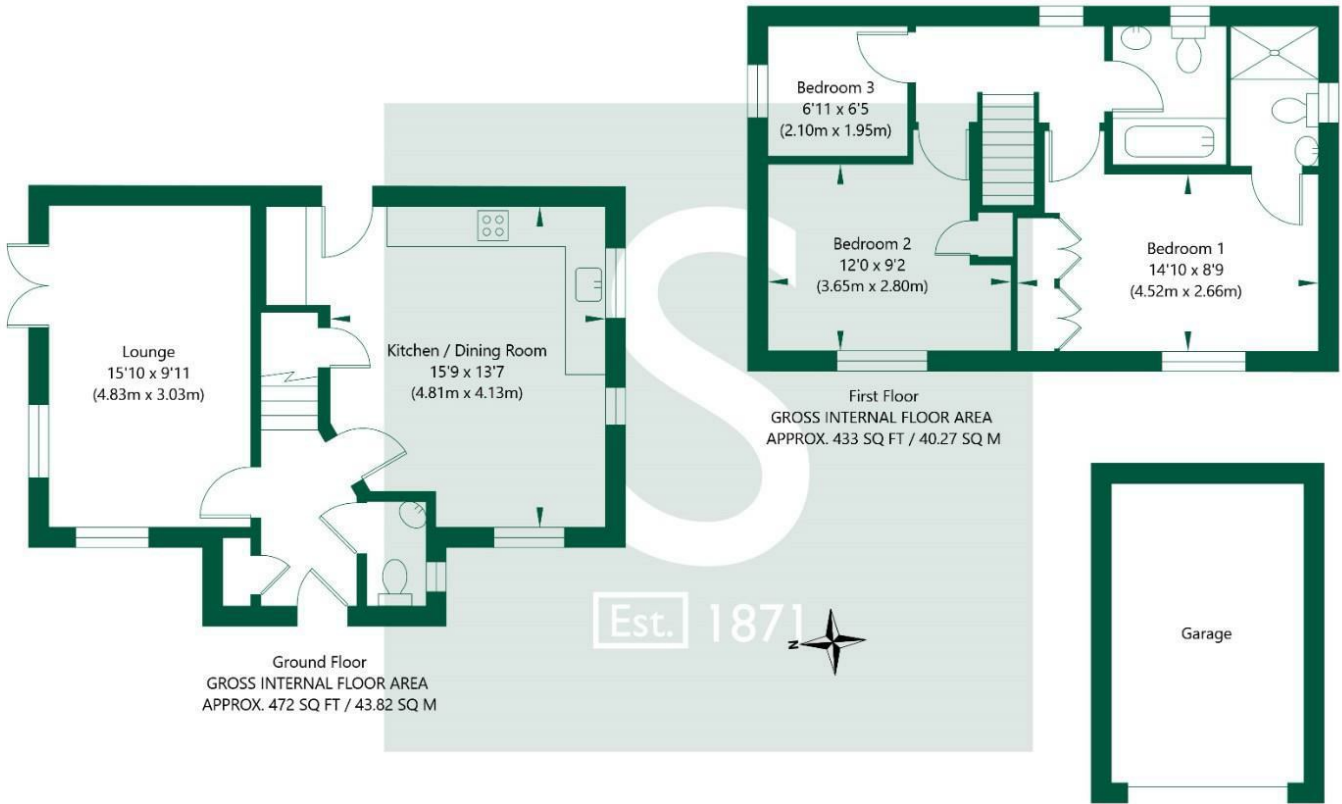
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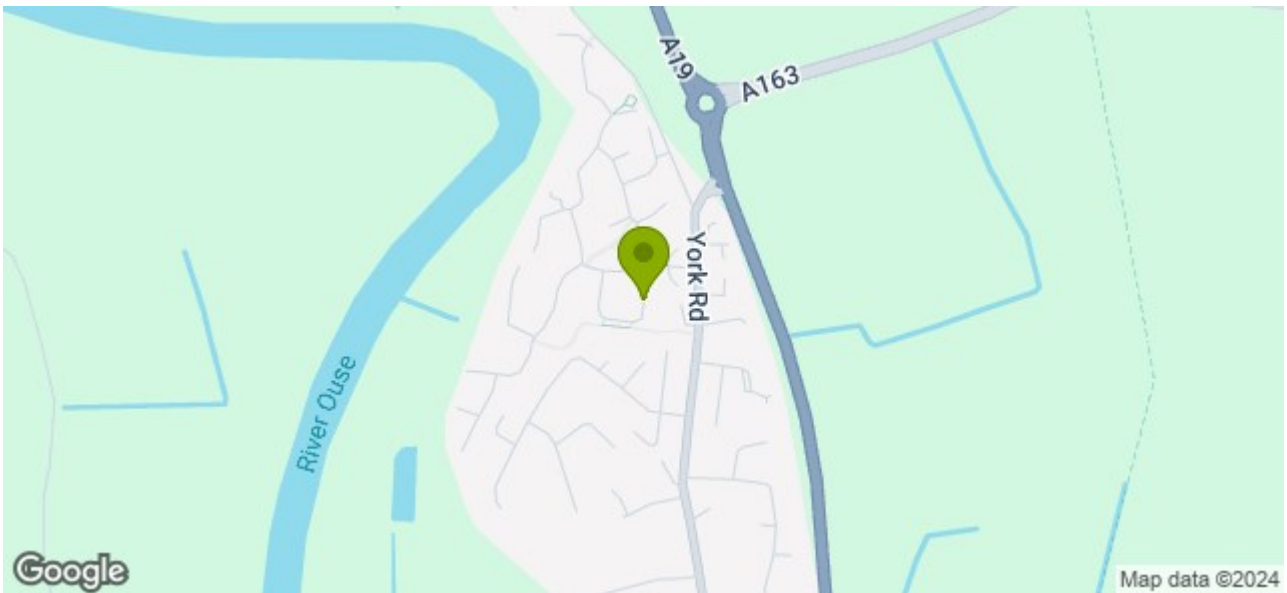




Poplar Drive, Barlby, YO8 5NJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 905 SQ FT / 84.09 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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