



3 Woodland Meadow, Hemingbrough

Offers Over £485,000

- Superb Detached House
- Ground Floor WC
- Family Bathroom/WC
- Magnificent Living Kitchen
- 4 Bedrooms
- Detached Large Single Garage
- Utility Room
- En-Suite to Bedroom 1
- EER 89 (B)

A magnificent detached family residence of significant appeal showcasing contemporary living, forming part of a small and exclusive development.

The property was built in 2021 by a well renowned local developer with impeccable craftsmanship, high specification and attention to detail. The property forms part of an exclusive development consisting of 5 detached dwellings.

The construction of the property started in late 2020 and was completed the following summer when the present owners acquired the property from new. Since then, they have undertaken their own programme of works inside the property by upgrading key parts of the kitchen, adding built in furniture to some rooms and decorated throughout. The architect's brief was to create a modern and open plan family home with eco friendly products, reducing the carbon footprint and saving on energy bills. For instance, the heating is operated by an air source heat pump with sufficient insulation in line with the regulations at said time. The property benefits further from solar panels, underfloor heating and an EV charging point.

The property welcomes you through a front composite uPVC door into a spacious hallway having an understairs cupboard and oak framed staircase leading to the first floor accommodation. Positioned to the left of the hallway is beautiful family lounge, finished with elegant floor and décor choices and a bespoke handmade bookcase along the back wall. There is a cast iron wood burning stove with exposed wooden beam above and double glazed windows to the front and side elevation, providing ample natural light.

There is a cloakroom/wc and utility room, having a range of wall and base units to three sides and provision for laundry facilities. A door leads to the rear garden and beyond.

The bulk of the ground floor space is made up of the open plan living kitchen which will be found towards the rear of the property. This area is undoubtedly one of main selling features, being the hub of the home. Extending to around 350 sq.ft, this area has been designed with open plan living in mind, with a range of high quality navy coloured shaker style wall and base units to two sides, and a large central island. White quartz worktops contrast impressively against the units, along with a comprehensive range of integrated appliances. Furthermore there is a bespoke larder cupboard with harlech oak engineered wood by Woodpecker Flooring and views over the garden and across the fields.

One of the great things of the open plan layout is the adaptable space that delivers areas for sitting and dining, seamlessly merging as one. The rear elevation has full width double glazed windows, along with a set of bi-fold doors to the side leading immediately onto the patio. The bi-fold doors have proven to be an excellent addition, particularly admired in the summer months connecting perfectly with the outdoors for dining and entertaining.

To the first floor, the property is further enhanced by four well proportioned double bedrooms, each benefiting from a double glazed window and radiator. Each room has upgraded wool carpets and delightful décor, with space which is not always found in new built properties. Of particular note, bedroom two has a built in fitted wardrobe, although was first designed to be an en-suite, and has the appropriate connections to be converted, depending on the individual(s) requirements.

The principal bedroom suite is located towards the rear, being complemented by impressive, elevated views of the fields beyond. There is a range of built in wardrobes in addition to modern décor and a stunning en-suite.

Externally, the property occupies a prominent position within this exclusive development and enjoys a deceptively large plot extending to 0.12 acre. To the front, there is off street parking for several motor vehicles and a well maintained lawned area, being enclosed to all sides.

There is a detached large single garage with power and lighting connections installed and an EV charging point, along with excellent trusses for storage space.

Two paths lead alongside the property to the generous rear garden which receives the sun for most of the day and with a patio ideally placed to catch the evening sun. The garden is predominantly laid to lawn with enclosed boundaries.

We understand that mains electric, drainage and water are all connected to the property. The heating is generated via an air source heat pump. Furthermore, the property benefits from approximately 7 years of the new homes warranty, which is transferable to the next occupier(s).

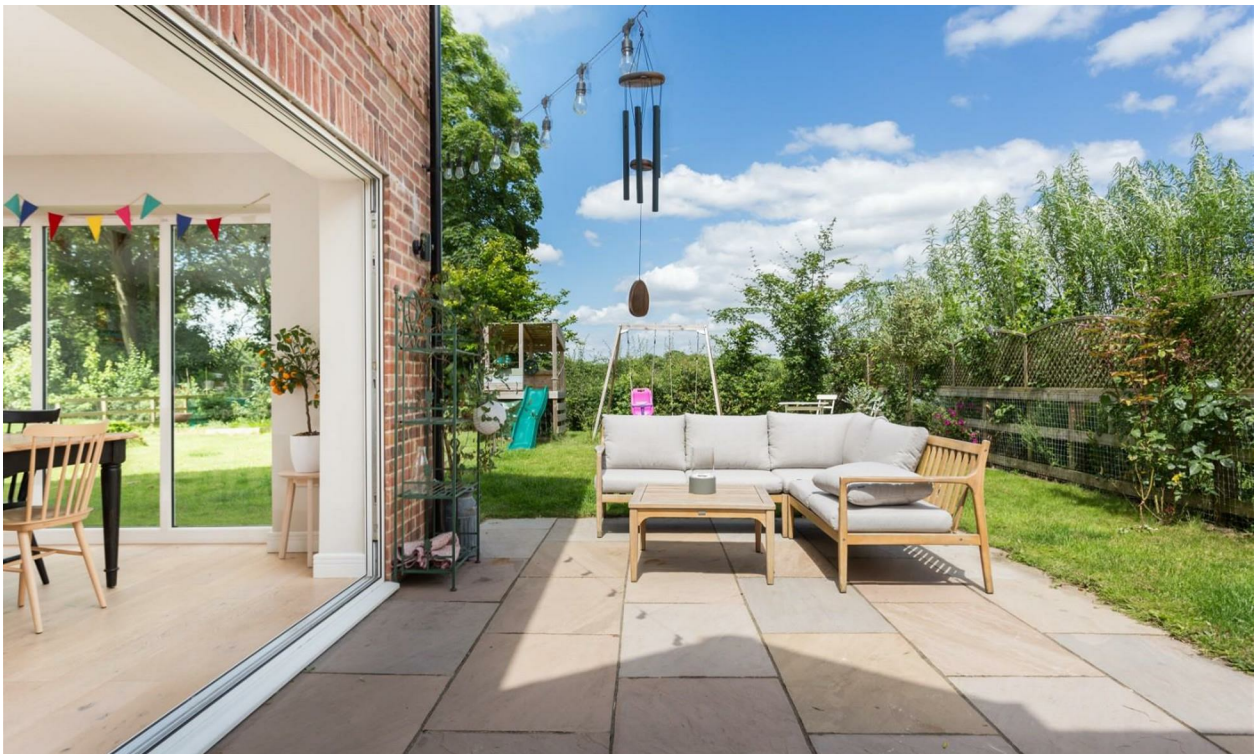
The property represents the perfect example of a contemporary and spacious home, tailored perfectly to those with families. The property is crucially being offered for sale with no onward chain. All viewings are strongly encouraged and strictly by appointment only.

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
EPC Rating - 90 (B)
Tenure - Freehold
Council Tax - North Yorkshire Council - Band F
Broadband Coverage - Up to 76* Mbps download speed
Current Planning Permission - No current valid planning permissions

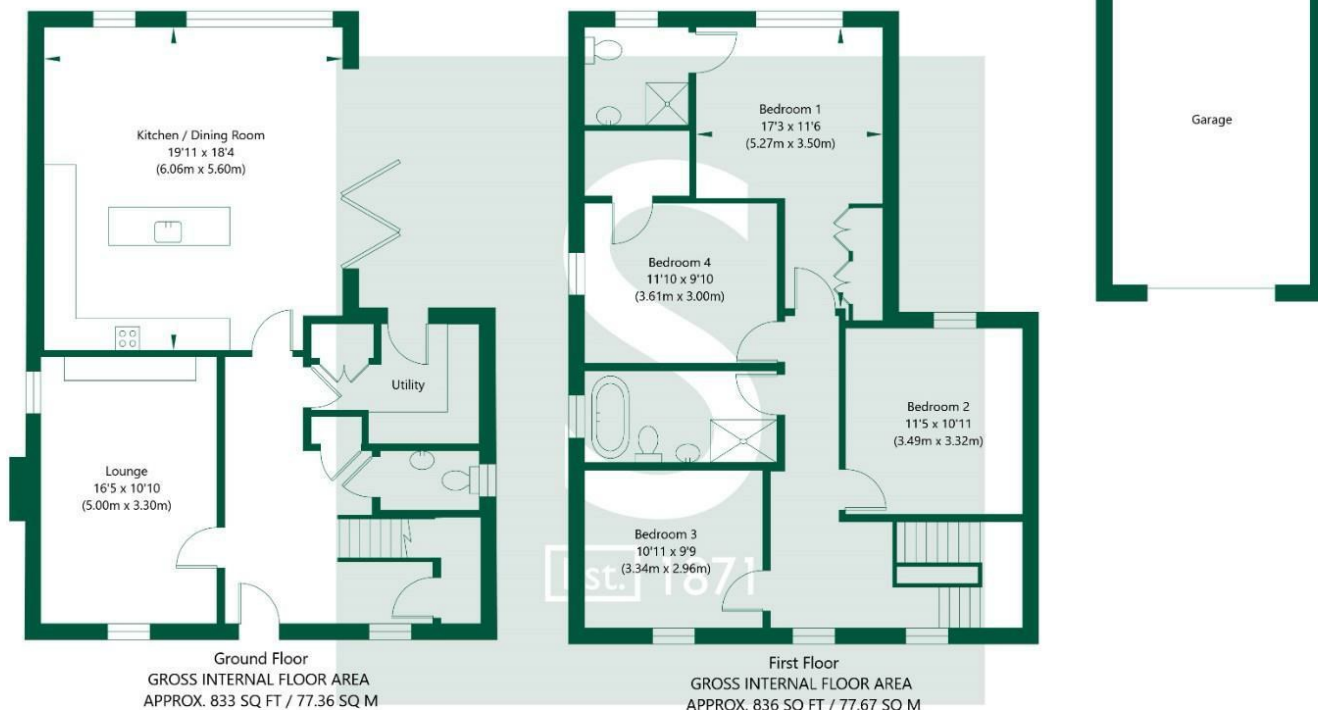
*Download speeds vary by broadband providers so please check with them before purchasing.

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

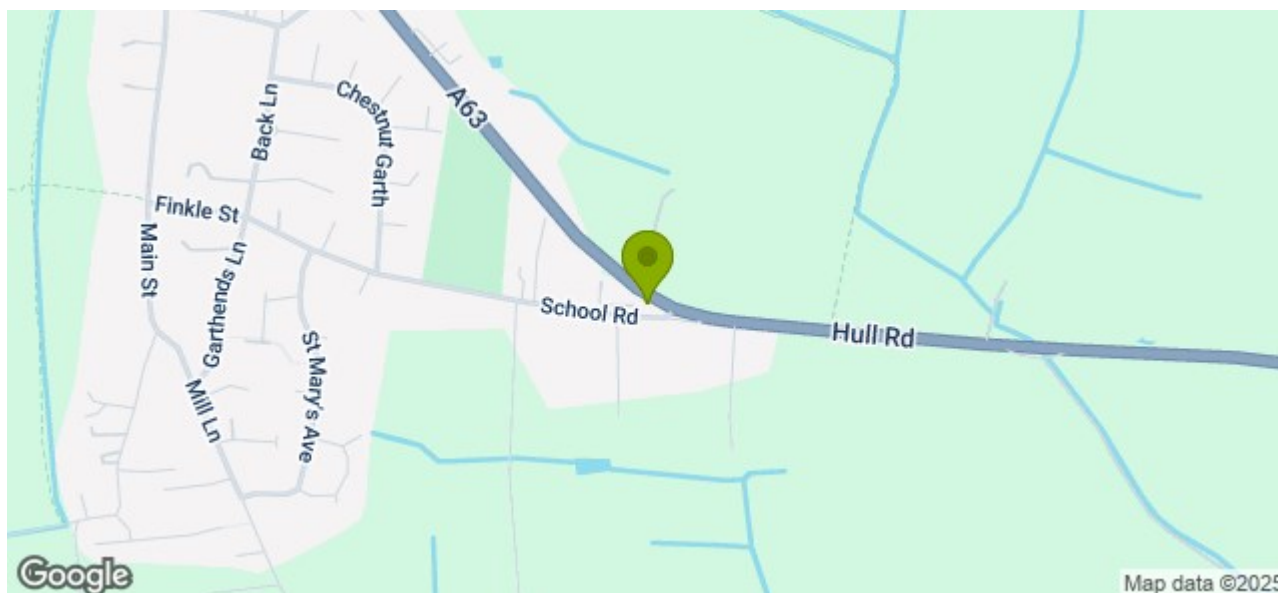




Woodland Meadow, Hemingbrough, YO8 6AE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1669 SQ FT / 155.03 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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