



2 The Glade, Escrick

£595,000

- Exceptional, Extended Detached Bungalow
- Spacious Living Room
- Delightful House Bathroom
- EER 59 (D)
- Superb Open Plan Living Kitchen
- 3 Well Proportioned Double Bedrooms
- Set in 0.17 Acre
- Utility Room, Boot Room & WC
- En-Suite Facilities to 2 Bedrooms
- Garage With Office to Rear

An exceptional stone built bungalow with an architectural and interior masterclass extension to the rear sat within a plot measuring 0.17 acre.

The present owners acquired the property in the summer of 2015 as a tired traditional bungalow. Since then, the property has become unrecognisable following a comprehensive programme of renovation works. The present owners have skilfully extended the property and reconfigured large parts of the accommodation, renovating every room without leaving a single stone unturned.

Following a successful planning application in 2021 for the single storey extensions works adjoining the rear elevation, the present owners started their renovation journey.

The architects brief was to design and create the perfect open plan living kitchen, a statement design, to be admired by all. There are three parts to the extension - the open plan living kitchen, en suite and wardrobe to bedroom 2, and the home office located to the rear of the garage. The living kitchen area expands to over 500 sq. ft. built with an apex style roof with a bespoke set of bi-fold doors with windows above, to the rear elevation.

The kitchen is centred around a magnificent island finished in a subtle navy blue with white quartz work surfaces and a range of tall matching units directly behind finished with gold handles. To the opposing side, there is a further range of wall and base units built around an impressive range cooker with such fine detailing showcasing curved edged units with smaller units either side of the cooker in a beautiful soft grey colour.

The contrasting floor coverings and beautiful décor is to be admired along with an abundance of natural light passing through a number of Velux windows, bi-folding doors and full height glass window to the right hand side. The present owners have created the near perfect extension, incorporating the open plan kitchen, dining area and snug within one.

Located adjacent to the living kitchen area is a crucial utility, boot room and separate wc. The boot room is equipped with a full range of built in units and a secondary side door which can be accessed from the front. The utility has provisions in place for laundry facilities and further units along with separate cupboard housing the hot water cylinder.

The property's formal living room is located to the front of the property and delivers a cosy yet spacious room, with a feature cast iron wood burning stove set within an attractive fireplace. The sage green colour choice enhances an ideal room to retreat to, with space to facilitate appropriate lounge furniture.

The property is further enhanced by three well proportioned double bedrooms, all benefiting from a double glazed window and central heating radiator. Both bedroom one and two are complemented by wonderful en suite's and built in storage or wardrobes. Bedroom three is currently occupied as the 'cinema' room which comes with a bespoke hand made full width built in unit with space for a widescreen TV. There is herringbone style flooring and recessed spot lights to the ceiling.

The internal accommodation is completed by a delightful and elegant house bathroom, with a roll top bath with shower attachment, floating vanity hand was basin and low flush wc. There is a half height feature wall next to the bath using reclaimed stone matching the wall in the kitchen.

To the outside, the property occupies a prominent and elevated position within this ever popular village of Esrick, less than 5 miles south of the city of York. The plot extends to 0.17 acre with a well maintained front garden and block paved driveway providing off street parking for two motor vehicles. There is a single garage accessed via a manual up and over door with power and lighting inside.

The owners have spent a considerable amount of time planning and designing the interior and layout of the property and have continued their tremendous work outside by creating a wonderful rear garden.

Immediately from the property there is a newly laid pathway leading to an extensive landscaped area to the right. Given the nature of hybrid and home working, the owners extended off the rear of the garage to create a home office, equipped with power, electric and heating.

The garden is divided into more adult and children's areas, the ideal outdoor setup for the modern family. Towards the rear is a curved timber climbing wall, screening the garden shed and extended patio area. Furthermore, there is a children's play area with timber framed swing and bark chippings before leading to a sunken trampoline.

The garden is central and laid to lawn, being enclosed to all three sides by fenced boundaries and importantly screened to the left by a number of tall and established trees.

In summary, the property has undergone a comprehensive modernisation project which includes brand new central heating, new electrics and rewire, replastered throughout and a brand new roof in 2021.

The property represents the perfect example of a beautiful and versatile property, tailored perfectly for those prospective buyers(s) who prefer the living accommodation all on one floor and families alike. We strongly recommend an early inspection and appointments are strictly by appointment only.

EER- 59 (D)

Tenure - Freehold

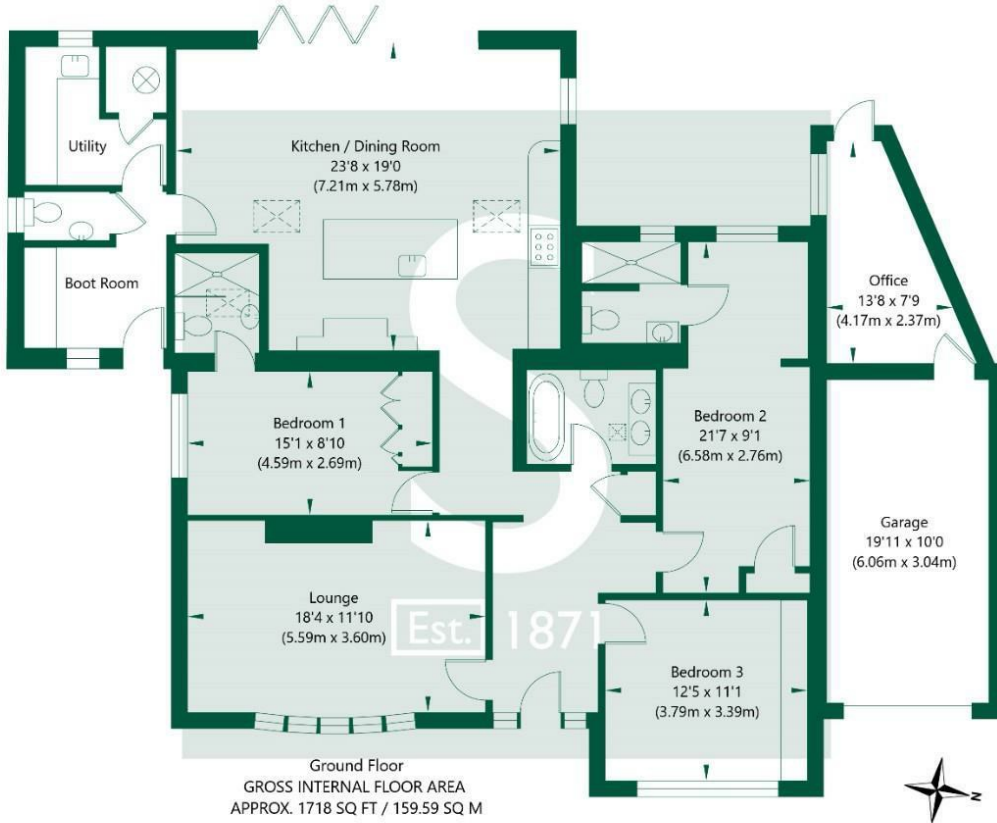
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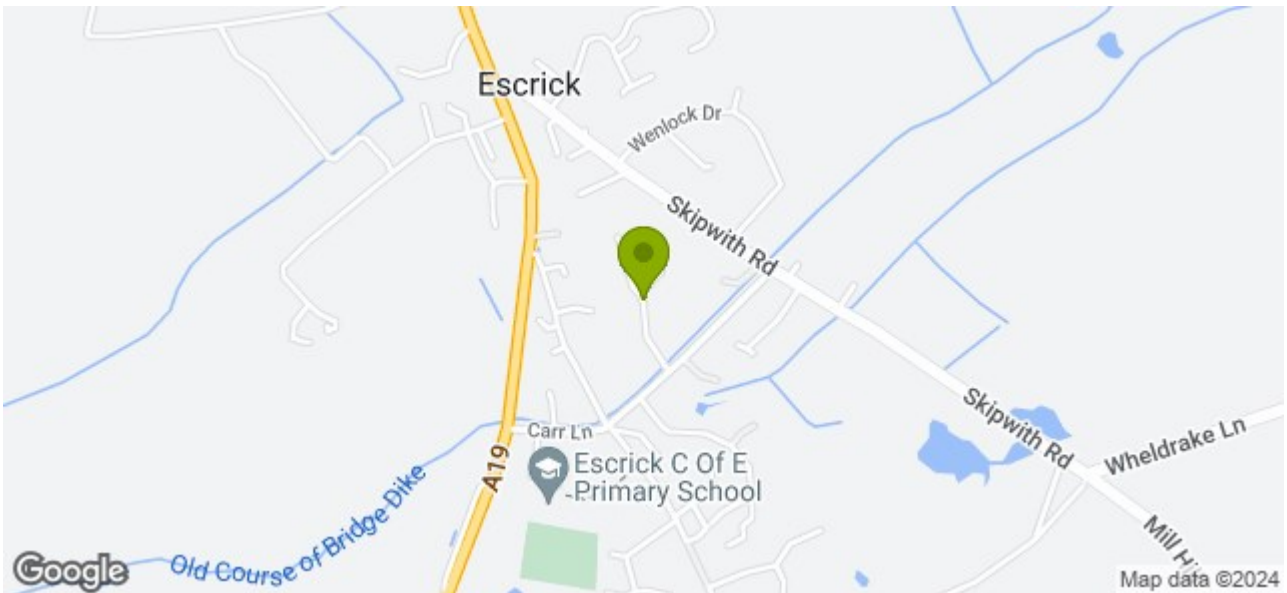




Stoneridge, 2 The Glade, Escrick, YO19 6JH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1718 SQ FT / 159.59 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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