



**Sherwood Drive, Thorpe Willoughby Selby YO8 9TN**

**welcome to**

**Sherwood Drive, Thorpe Willoughby Selby**

An outstanding opportunity to acquire this beautiful detached family home, set in the popular location of Thorpe Willoughby



### **Entrance Hall**

Door to the front, understairs cupboard and a radiator.

### **Cloakroom**

Low level W/C, wash hand basin, radiator and window to the side.

### **Lounge**

19' 2" into bay x 10' 8" ( 5.84m into bay x 3.25m )  
Bay window to the front and a radiator.

### **Kitchen/ Diner**

22' 2" x 10' ( 6.76m x 3.05m )

Fitted kitchen with a range of wall and base units, work surfaces, electric induction hob, oven, cooker hood, sink drainer, integrated fridge freezer, integrated dishwasher, radiator, space for dining table, window to the rear and french style doors to the rear.

### **Utility Room**

5' 11" x 5' 5" ( 1.80m x 1.65m )

Door to the cloakroom, plumbing for an automatic washing machine and door to the rear.

### **Landing**

Airing cupboard and access to boarded loft.

### **Bedroom 1**

12' 10" into recess x 10' 9" ( 3.91m into recess x 3.28m )

Window to the front, en-suite and a radiator.

### **En-Suite**

En-suite with shower cubicle, low level W/C, wash hand basin, towel style radiator and window to the front.

### **Bedroom 2**

13' 6" into recess x 13' 3" into recess ( 4.11m into recess x 4.04m into recess )

Window to the front and built in storage cupboard.

### **Bedroom 3**

11' 1" into recess x 10' 8" ( 3.38m into recess x 3.25m )

Window to the rear and a radiator.

### **Bedroom 4**

13' 7" into recess x 8' 9" into recess ( 4.14m into recess x 2.67m into recess )

Window to the rear and a radiator.

### **Bathroom**

Bathroom with bath and shower over, low level W/C, wash hand basin, towel style radiator and window to the rear.

### **Front Garden**

Well-presented front garden with wild flowers, EV charging point, storage with garage roller door and solar controls.

### **Rear Garden**

Enclosed rear garden with gated access, lawned area, patio area, decking area, BBQ area, air source heat pump, outside tap, shed and fence surround.

### **Gym**

14' 1" x 9' 4" ( 4.29m x 2.84m )

Access from the hallway with power and light points.



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## Sherwood Drive, Thorpe Willoughby Selby

- GUIDE PRICE £350,000 - £370,000
- Beautifully Presented Detached Home
- Air Source Heat Pump
- EV Charger
- Solar Panels

Tenure: Freehold EPC Rating: B

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

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