

• Beautifully presented detached family home • Open plan kitchen/diner with adjacent utility room • Spacious living room • Office/snug & boot room • Master bedroom with en-suite • Three additional double bedrooms • Modern house bathroom • Large enclosed rear garden • Double garage and off street parking • EPC = C

Guide Price £445,000

On entering the property, you are welcomed into a large and spacious entrance hall that immediately sets the tone for the rest of the home. The staircase to the first floor lies ahead, with the downstairs WC sitting to the left, fitted with a low-level WC and a sleek floating basin.

To the front of the property, there is a flexible room currently used as a boot room, which is ideal for storing coats and shoes but could just as easily be used as a home office. Across the hall lies a second reception room, currently serving as an office, but equally is perfectly suited as a snug, playroom or formal dining room.

The main living room is a bright and inviting space, featuring a charming bay window that floods the room with natural light. At the centre of the room is a Danton electric fire with LED flame effect, creating a cosy atmosphere.

The heart of the home is undoubtedly the recently renovated kitchen/diner. This impressive space features a Bosch double oven, 4-ring gas hob with extractor fan above, integrated Bosch dishwasher, fridge freezer and a sink with adjacent drainer. There is plenty of room for a dining table seating six or more, making it an ideal setting for family meals and entertaining guests. French doors open directly onto a patio seating area in the rear garden whilst a large island provides additional storage and preparation space.

Adjoining the kitchen is a well-equipped utility room with additional worktop space, a stainless steel sink with drainer and plumbing for both a washing machine and tumble dryer. The room also offers further storage and access to the garden via the back door.

Upstairs, the master bedroom is exceptionally spacious and benefits from extensive built-in wardrobes and storage. The recently completed en-suite is beautifully finished, comprising a large walk-in shower, floating basin with storage below, low-level WC, chrome heated towel rail and an LED mirror.

There are three further double bedrooms, two of which include built-in wardrobes, providing ample accommodation for family or guests. The house bathroom has also been recently refurbished to a high standard and includes a large walk-in shower, separate bathtub, floating basin with storage below, LED mirror, low-level WC and heated towel rail.

Externally, the property continues to impress. The large rear garden features a patio seating area, perfect for outdoor dining, whilst the generous lawn offers plenty of space for children to play or for gardeners to enjoy. To the front of the property, a double garage with an electric up-and-over door provides secure parking and storage, with power and lighting already in place. The driveway offers off-street parking for multiple vehicles.

This outstanding home is move-in ready and provides everything a growing family could need, with beautifully presented interiors, flexible living spaces and excellent outdoor amenities. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.





STUNNING OPEN PLAN KITCHEN/DINER



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) 



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services All mains services



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