



100 High Street, Airmyn, DN14 8LB

£495,000

EPC: C

A modern, contemporary and highly individual property designed by an award winning architect, and built by the well known local builder R. Zaifert, providing three storey accommodation in a fantastic village location overlooking the River. This ideal family home has four double bedrooms each having their own en-suite facilities and also features a through lounge/dining room with an open plan feature fireplace, a modern fitted fully equipped kitchen and a double garage. The property benefits from fantastic views over the River Ouse and can be enjoyed from the wrap around balcony at the rear of the property. Viewing is an absolute must to appreciate what the property has to offer. No upward chain.

- Modern contemporary detached property
- Designed by an award winning architect and built by local well known builder R. Zaifert
- Four bedrooms (all having en-suites)
- Fully equipped kitchen
- Fantastic views over the river to the rear
- Wrap around balcony
- Integral double garage
- Paved driveway with electric vehicular gates
- Viewing is a must!
- No upward chain

#### DESCRIPTION

This highly individual three storey modern detached family home incorporates double glazed windows, gas central heating, a security alarm and CCTV and offers three storey accommodation with fantastic River views comprising;

#### ENTRANCE HALL

7'1" x 20'8"

Timber glazed entrance door. Stairway leading to the first floor. Under stairs storage cupboard. Tiled floor. Three central heating radiators.

#### BEDROOM THREE

15'11" x 15'10" max.

To the front and side elevations. One central heating radiator.

#### EN-SUITE SHOWER ROOM

8'3" x 5'9" max.

A white suite comprising a shower cubicle with a mains fed shower, a wash hand basin and a low flush WC. Tiled walls and floor. Chrome heated towel rail.

#### BEDROOM FOUR

13'3" x 20'4" max.

To the rear elevation. French doors provide access to the rear of the property. A base unit housing a stainless steel sink. One central heating radiator.

#### EN-SUITE SHOWER ROOM

8'2" x 5'10" max.

A white suite comprising a shower cubicle with a mains fed shower, a wash hand basin and a low flush WC. Tiled walls and floor.

#### UTILITY ROOM

11'2" x 5'1" max.

A fitted base unit with laminated worktops housing a stainless steel sink. Tiled floor. Timber door leads to the side of the property.

#### STORE

8'2" x 7'3" max.

Located off the utility room is the circular store room. Tiled floor. One central heating radiator.

#### FIRST FLOOR LANDING

7'8" x 20'6"

Galleried first floor landing. On the half landing there is a glazed door that leads to the rear balcony. Tiled floor. Stairway leading to the second floor.

#### LOUNGE/DINING ROOM

32'8" x 20'9"

A through lounge dining room with an open plan feature fireplace which provides views through the lounge and dining area. Four central heating radiators. Velux window. French doors lead out onto the balcony which provides fine views over the River and beyond.

#### SNUG

8'11" x 7'10" max.

Accessed from the lounge is the circular feature snug area which has a glazed door that leads onto the balcony.

#### KITCHEN

15'10" x 16'1" max.

A comprehensive range of fitted base and wall units having granite worktops and matching upstands. The units incorporate a stainless steel one and a half bowl single drainer sink. A matching centre island houses the 'NEFF' four ring electric hob with a stainless steel cooker hood over. Integrated appliances include a NEFF microwave, NEFF double oven, NEFF coffee machine, a dishwasher, and a wine cooler. Tiled floor.

#### W.C.

6'9" x 7'2" max

A white wash hand basin and low flush WC. Tiled floor. One central heating radiator.

#### SECOND FLOOR LANDING

6'11" x 20'6"

A galleried landing with beams to the ceiling.

#### MASTER BEDROOM

22'10" x 15'10" max.

The rear elevation with French doors leading out onto a Juliet balcony. Velux window. Beams to the ceiling. Two central heating radiators.

#### SNUG

8'2" x 7'2" max.

Accessed from the master bedroom is the circular feature snug area which provides views over the river.

#### DRESSING ROOM

11'0" x 6'9"

A comprehensive range of fitted wardrobes, drawers and shelving. Velux window.

#### EN-SUITE BATHROOM

12'9" x 6'6" max.

A walk in shower cubicle with a mains fed shower, a corner bath, wash hand basin and low flush WC. Velux window. Beams to the ceiling. Tiled walls and floor. Chrome heated towel rail.

#### BEDROOM TWO

11'7" x 15'11" max.

To the side elevation. Velux window. Beams to the ceiling. One central heating radiator.

#### EN-SUITE SHOWER ROOM

7'8" x 9'2" max.

A white suite comprising a shower cubicle with a mains fed shower, a wash hand basin and a low flush WC. Chrome heated towel rail. Tiled walls and floor.

#### DOUBLE GARAGE

17'8" x 20'10" max.

A double brick built integral garage with two separate remote controlled vehicular doors. Wall mounted gas central heating boiler. Hot water cylinder.

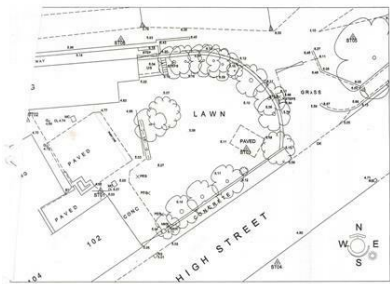
#### OUTSIDE

To the front of the property there is a brick wall with a remote controlled vehicular gate which leads onto the driveway and has a matching personnel gate. The Indian stone paved driveway provides off street parking and access to the double garage. Steps lead up to the front entrance door and the pathway extends along both sides of the property to the rear.

To the rear of the property the pathway extends with gravelled borders planted with mature shrubs and bushes. A steel framed staircase leads up to the balcony which provides fantastic views over the River and there is access into the living accommodation from the first floor. The rear garden adjoins the river bank and is fully enclosed by a brick wall.

Subject to Planning approval

Proposed materials to be agreed with planning officer:  
**WALLS** - Kingsthorpe Mixture Clay Bricks.  
**ROOF** - 8th Heritage (Red Black) Clay Tiles.  
**WINDOWS** - Timber frames (painted off white) Artstone heads and cills.



Site survey 1:200



Site plan 1:200



Location plan 1:1250

PLANTING SCHEDULE

CODE	NAME	HEIGHT	NO. OF PLANTS	SPACING	DATE
RED 1	Larix laricina 'Millers Pride'	2.0	3	4	
RED 1	Thuja occidentalis 'Smaragd'	2.5	3	4	
RED 2	Larix laricina 'Millers Pride'	2.0	3	4	
RED 2	Thuja occidentalis 'Smaragd'	2.5	3	4	
RED 3	Larix laricina 'Millers Pride'	2.0	3	4	
RED 3	Thuja occidentalis 'Smaragd'	2.5	3	4	



South East Elevation



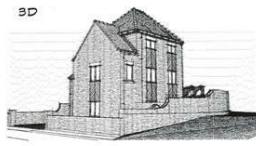
South West Elevation



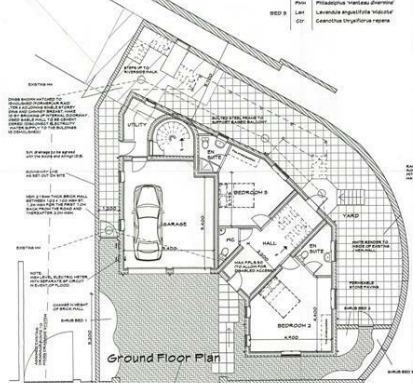
North East Elevation



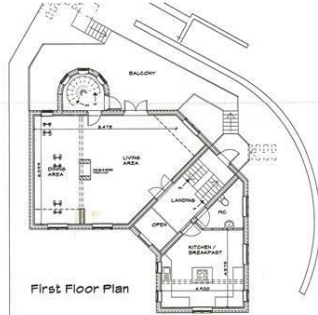
North West Elevation



Section



Ground Floor Plan



First Floor Plan



2nd Floor Plan

**LAPP DEVELOPMENT CONTROL**

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