



**Eden Gardens, Bempton, YO15 1LP**

**Offers In The Region Of  
£465,000**

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# Eden Gardens, Bempton, YO15 1LP

## Offers In The Region Of £465,000

Nestled in a tranquil setting, overlooking open fields on the edge of the village of Bempton, this exquisite four bedroom detached property offers the perfect blend of comfort, space, and elegance.

As you step into the entrance hall, you're greeted by a sense of space and sophistication, setting the tone for the entire home.

The generously sized lounge area is meticulously presented, featuring a cosy log burner and patio doors that seamlessly connect indoor and outdoor living.

Adjacent to the lounge, discover a versatile reception room, ideal for creating your own open-plan office space or a cosy reading nook.

Prepare to be wowed by the kitchen, the true heart of this home. Boasting abundant worktop and cupboard space, a kitchen island with a breakfast bar, and integrated appliances including a gas hob, double oven and dishwasher. For added convenience, there's an adjacent utility room, ensuring practicality meets style.

Entertain in style in the well-appointed dining room, with its own set of patio doors leading to the sprawling garden. Complete with a convenient WC on the ground floor, every aspect of this home is designed with your comfort in mind.

The downstairs boasts underfloor heating throughout.

Upstairs, retreat to the expansive master bedroom featuring built-in wardrobes and a luxurious ensuite with a walk-in shower. The three additional bedrooms are generously sized doubles, offering ample space for family and guests alike. The family bathroom is a sanctuary of relaxation, boasting both a walk-in shower and a bathtub.

Step into the conservatory, overlooking the garden, offering a tranquil space to unwind and enjoy the natural beauty that surrounds you. Outside, the garden is a haven of serenity, with a patio area perfect for alfresco dining and a vast lawn area for outdoor activities and relaxation.

With ample off-road parking and a double garage with remote controlled powered doors, this home has practicality and luxury. Schedule your viewing today!











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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-91)	A		
(69-81)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not energy efficient - higher running costs			
G			
England & Wales			
EU Directive 2002/91/EC			

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
 2038.61 ft<sup>2</sup>  
 189.39 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
 01262 674252 | Website: [www.hunters.com](http://www.hunters.com)







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