



Field View, 3 Thornbeck,
Dunnington, YO19 5JZ
£630,000



ABOUT THE PROPERTY

Welcome to this exquisite five-bedroom detached house nestled in a charming cul de sac located at the edge of Dunnington, boasting over 2100 sqft of living accommodation.

Crossing the threshold, you're greeted by a spacious and welcoming entrance hall, with stairs to the first floor, access to the downstairs WC and study, and two double doors creating a seamless flow throughout the ground floor. The kitchen a culinary masterpiece – a modern kitchen diner with integral appliances and granite working surfaces adorned with dual aspect windows that bathe the space in an abundance of natural light.

This fabulous kitchen is a hub for family gatherings, and a testament to the fusion of functionality and style. Practicality meets elegance in the utility room, offering plentiful space and access to the pantry, integral garage, and rear garden. The journey continues to the separate sitting room at the rear, a sanctuary for relaxation and entertainment. Adjacent, a dedicated study whispers promises of productivity and inspiration, providing a quiet retreat within the heart of the home.

Upstairs, the allure continues with five well-appointed bedrooms. The master suite is a symphony of indulgence, featuring an en suite bathroom, a spacious dressing room, and a balcony that extends an invitation to savour open views and moments of contemplation. The second bedroom, graced with its own en-suite, becomes a private haven for guests or cherished family members. The family bathroom, a sanctuary of opulence, showcases a freestanding bath and a separate shower, promising a daily escape to tranquillity.

As you explore the external wonders of this residence, open views to the rear beckon you to relax and unwind. The garden pod is a delightful retreat offering a perfect escape to enjoy the changing seasons or host intimate gatherings with loved ones with Wifi, heating and electric.

In summary, this substantial family home is an elegant haven. Arrange a viewing today!







THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE HALL

Composite and entrance door to front.
Solid wood flooring, stairs to first floor, under stairs cupboard and radiator.

SITTING ROOM

4.50 x 3.56 (14'9" x 11'8")
French doors and windows to rear, window to side.
Gas fire set in modern surround, 2x radiators.

STUDY

2.56 x 2.19 (8'4" x 7'2")
Window to front.
Solid wood flooring, radiator.

WC

1.63 x 1.39 (5'4" x 4'6")
Suite comprising low flush WC and wash hand basin.
Amtico flooring, part tiled walls and radiator.

OPEN PLAN DINING KITCHEN

7.83 x 3.38 (25'8" x 11'1")
Windows to front, atrium style window to rear.
Fitted with wall and base units comprising granite working surfaces and stainless steel sink, integral appliances to include eye level double oven, five ring gas hob with extractor fan over, microwave, dishwasher, space for American style fridge freezer. Amtico flooring and 2x radiators. Open to:-

REAR LOBBY

2.13 x 1.79 (6'11" x 5'10")
French doors to rear.
Amtico flooring and radiator.

UTILITY ROOM

4.28 x 1.66 (14'0" x 5'5")
Door and window to rear.
Fitted with wall and base units comprising granite working surfaces and stainless steel sink, space for washing machine, door to pantry housing the gas fired central heating boiler.
Amtico flooring and radiator.

INTEGRAL GARAGE

6.38 x 5.24 (20'11" x 17'2")
Up and over door.
Power and light.

FIRST FLOOR

LANDING

Window to half landing.
Access to loft (half boarded with ladder and lighting), airing cupboard housing hot water cylinder, radiator.

MASTER BEDROOM

5.16 x 3.79 (16'11" x 12'5")
Velux windows and windows to rear leading to the balcony.
2x radiators.

EN SUITE SHOWER ROOM

2.31 x 1.84 (7'6" x 6'0")
Window to front.
Suite comprising corner shower, wash hand basin set in vanity unit and low flush WC. Amtico flooring with underfloor heating, chrome ladder style heated towel rail and extractor fan.

WALK IN WARDROBE / DRESSING ROOM

2.67 x 2.17 (8'9" x 7'1")
Window to front.

BEDROOM TWO

3.66 + wardrobes x 3.12 (12'0" + wardrobes x 10'2")
Window to rear.
Fitted wardrobes to one wall and radiator.

EN SUITE SHOWER ROOM

2.31 max x 1.81 max (7'6" max x 5'11" max)
Window to rear.
Suite comprising shower cubicle, wash hand basin and low flush WC. Part tiled walls, tiled floor, ladder style heated towel rail and extractor fan.

BEDROOM THREE

3.15 x 3.08 (10'4" x 10'1")
Window to rear.
Radiator.

BEDROOM FOUR

3.64 x 2.61 (11'11" x 8'6")
Window to front.
Fitted wardrobe, Amtico flooring and radiator.

BEDROOM FIVE

2.57 max x 2.50 max (8'5" max x 8'2" max)
Window to front.
Radiator.

FAMILY BATHROOM

2.72 x 2.18 (8'11" x 7'1")
Window to front.
Suite comprising corner shower, freestanding bath, wash hand basin in vanity unit and low flush WC. Part tiled walls, chrome ladder style heated towel rail, shaver point and extractor fan.

OUTSIDE

The property offers off road parking to the front with side access to the rear. The rear garden is fully enclosed with mature shrub borders with various seating areas and an impressive garden pod which offers a versatile entertaining or relaxing space with WiFi, heating and electric.

ADDITIONAL INFORMATION

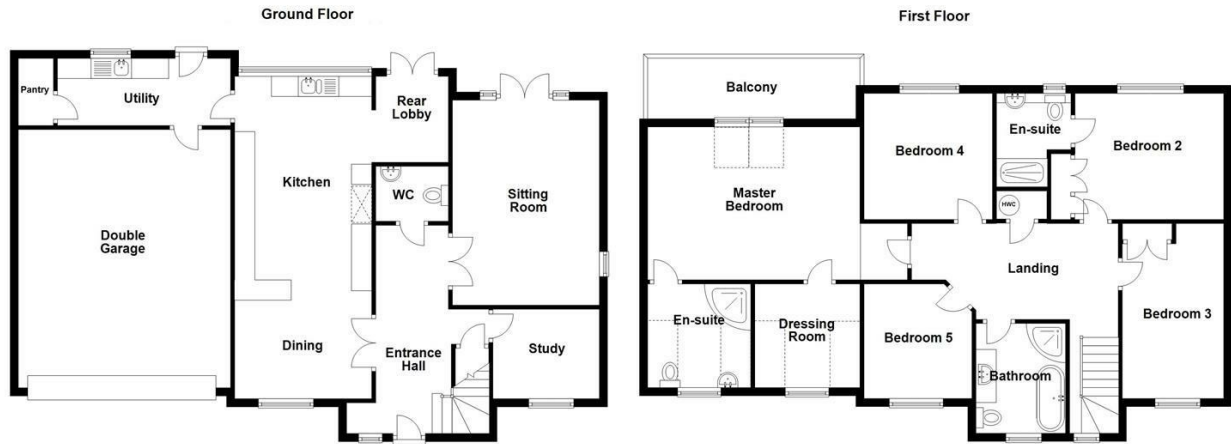
SERVICES

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been checked by the Agents.





AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

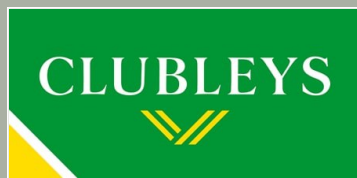
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.