

NO ONWARD CHAIN! Churchills are delighted to present to the market this tastefully presented 5 bedroomed semi detached dormer bungalow which has been extended to the rear as well as a good sized first floor conversion. Offering versatile living accommodation and renovated to an excellent standard throughout. The property also benefits from re-wiring, re-plumbed including new boiler, new double glazed windows, new roof and latest 2022 insulation standards. The spacious property comprises entrance hall, double bedroom, bedroom, modern shower room and an impressive living kitchen with underfloor heating and amazing views over the good size private fully enclosed rear garden, a glass staircase leads to three further bedrooms and a fabulous family bathroom. Outside to the front is ample off street parking whilst to the rear is a self contained office providing the opportunity to work from home with the added benefit of a separate utility with low level WC and sink set in vanity unit. The property also has a large low maintenance private mature garden with lawn and patio areas and a range of trees, shrubs and plants. Located to the west of York and served by a range of local amenities, schools and excellent commuter links to York city centre which is only 1.1 miles. An early viewing is strongly recommended.

## **Entrance Hallway**

Entrance door, two walk-in cupboards. Laminate flooring.

### **Bedroom 1**

Bay window to front, radiator, power points. Laminate flooring

#### **Bedroom 2**

Window to front, radiator, power points, cupboard housing boiler. Laminate flooring

#### **Shower Room**

Window to side, walk-in shower, sink set in vanity unit with wall hung toilet, heated towel rail, part tiled walls. Tiled flooring.



















## Living/Dining Kitchen

Range of base and wall mounted units, quartz work surfaces including island, single sink, tiled splash backs, extractor fan, wine cooler, island unit, integrated fridge/freezer, power points, radiator. Laminate flooring. Opening into sitting area with underfloor heating and patio doors onto garden.

# First Floor Landing

Doors to;

#### **Master Bedroom**

Two windows to rear, built-in wardrobe, two radiators, power points.

#### **Bedroom 3**

Dormer to front, radiator, power points.

### Bedroom 4

Dormer to front, radiator, power points.

#### **Bathroom**

Bath with mixer tap, sink set in vanity unit, low level WC, part tiled walls, heated towel rail. Tiled flooring.

#### Outside

To the front is a driveway providing off street parking for 2 cars whilst to the rear is a private, large, well maintained garden planted with a variety of trees, shrubs and plants. There is also patio and lawn areas.

## **Separate Office**

16'11 x 7'10 (5.16m x 2.39m) Window to side, power points. Laminate flooring. Door into;

## **Utility Room**

7'10 x 6'4 (2.39m x 1.93m)

Window to side, sink set in vanity unit, low level WC. Laminate flooring.



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