



28 Severn Green Nether Poppleton

York, YO26 6RJ

Guide Price £465,000



A SUPERB EXTENDED 4 BEDROOM DETACHED HOME LOCATED WITHIN THIS HIGHLY REGARDED RESIDENTIAL DEVELOPMENT convenient for thriving Poppleton village, York city centre and the outer ring road. Updated and maintained by the current vendors to a very good standard throughout and positioned on a small quiet side street of Severn Green overlooking trees. The well presented living accommodation comprises entrance hallway, WC/cloaks, kitchen with French doors to courtyard, dining room, 22' extended lounge with triple glazed bifolding doors to two aspects overlooking the garden, first floor landing, master bedroom with en-suite and large walk-in wardrobe (formally bedroom 4 which can be remodelled back), two further double bedrooms and a three piece shower room. To the outside is a front driveway providing ample off street parking and the potential for electric car charging, 18' integral garage with power and lighting and electric roller door, side access and a rear landscaped garden with delightful sitting areas, lawn, flower borders and brick store. An accompanied viewing of this highly impressive property is strongly recommended.

Entrance Hall

Entrance door, window to side, double panelled radiator, stairs to first floor. Carpet. Door to integral garage.

WC/Cloaks

Pedestal wash hand basin, low level WC, towel rail/radiator. Tiled flooring.

Kitchen

15'3 x 8'1 (4.65m x 2.46m)

French doors to courtyard, fitted wall and base units with dual fuel range cooker, integral fridge freezer and double oven, space and plumbing for appliances, power points. Tiled flooring.

Dining Room

12'6 x 8'1 (3.81m x 2.46m)

Double glazed powder coated aluminium small bay window to front, double panelled radiator, power points. Carpet.

Lounge

22'1 x 15'1 (6.73m x 4.60m)

Triple glazed bi-folding doors to side courtyard and rear garden, three column radiators, TV point, power points. Carpet.

First Floor Landing

Airing cupboard with hot water cylinder, loft access, power points. Carpet,





Master Bedroom

13'6 x 11'3 (4.11m x 3.43m)

Double glazed powder coated aluminium window to front, fitted units, double panelled radiator, power points. Carpet.

En-Suite Shower Room

Double glazed powder coated aluminium opaque window to front, walk-in shower cubicle, low level WC, pedestal wash hand basin, towel rail/radiator, tiled walls. Tiled flooring.

Bedroom 4/Dressing Room

13'1 x 8'1 (3.99m x 2.46m)

Double glazed powder coated aluminium window to rear, fitted wardrobes, double panelled radiator, power points. Carpet. Owner will re-instate as required to turn dressing room back to 4th bedroom should this be required.

Bedroom 2

9'2 x 8'8 (2.79m x 2.64m)

Double glazed powder coated aluminium window to rear, fitted wardrobes, double panelled radiator, power points. Carpet.

Bedroom 3

9'2 x 8'8 (2.79m x 2.64m)

Double glazed powder coated aluminium window to front, fitted wardrobes, double panelled radiator, power points. Carpet.

Shower Room

Double glazed powder coated aluminium opaque window to rear, walk-in shower cubicle, wash hand basin with storage, low level WC, tiled walls. Tiled flooring.

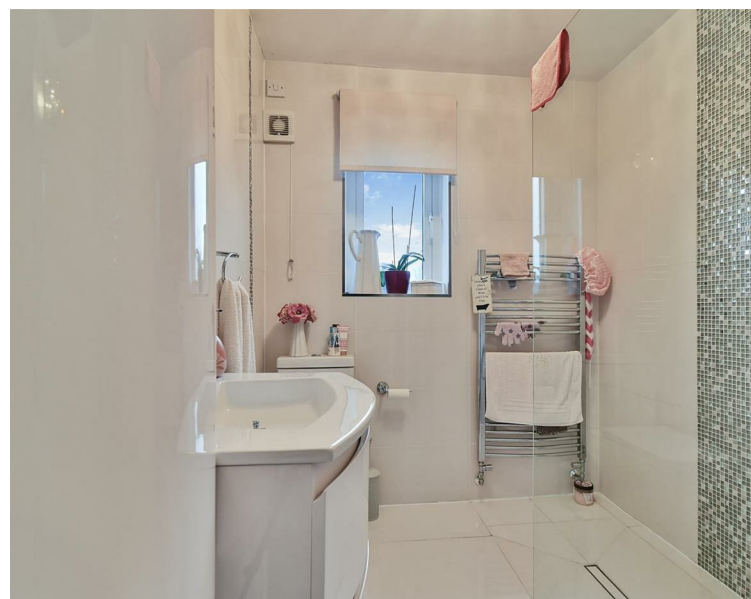
Outside

Gated side access, secure brick store with power and lighting, paved courtyard area, lawn, flower borders, outside tap and power sockets.

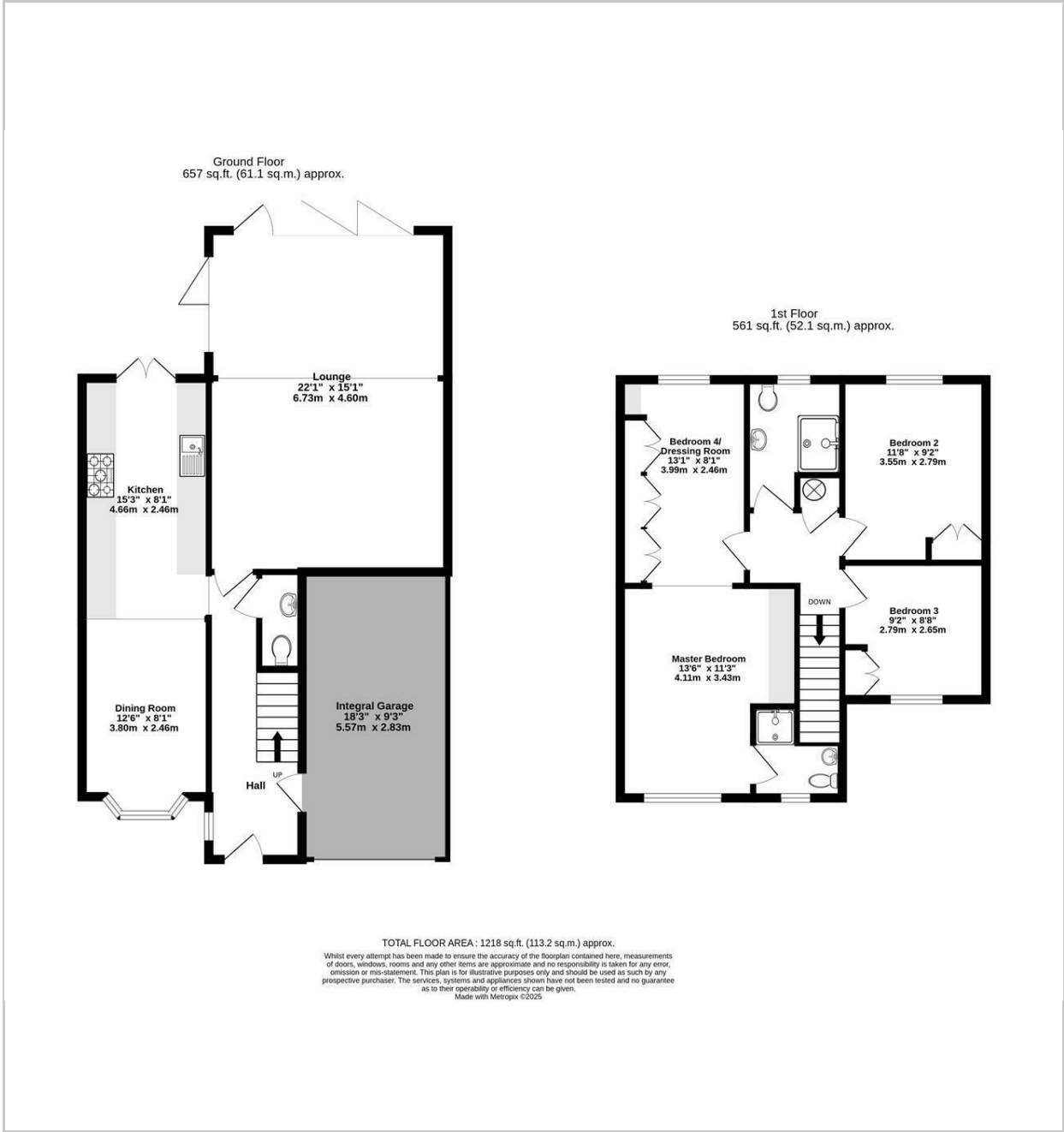
Garage

18'3 x 9'3 (5.56m x 2.82m)

Door to entrance hall, power and lighting and electric roller door.



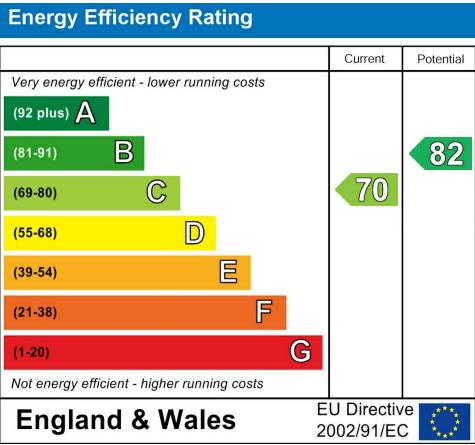
FLOOR PLAN



LOCATION



EPC



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