

A STUNNING EXECUTIVE 4 BEDROOM **DETACHED HOUSE SET IN THIS** SOUGHT AFTER LOCATION CLOSE TO HAXBY'S MANY AMENITIES AND WITH EASY ACCESS TO THE A64. The property was constructed in 2023 and has been built to a high standard to provide bright and extremely spacious living accommodation with high quality internal fittings and comprises entrance hall, sitting room, fabulous large open plan living/dining kitchen with quality fitted units and bifold doors to garden, utility room, study, ground floor bedroom 4 and shower room/w.c., landing master bedroom suite with dressing room and large en suite, 2 further bedrooms, large family bathroom with freestanding bath and walk in shower. Integral garage. Private lawned rear gardens. An internal viewing is highly recommended.

Hallway

Living room

15'10" x 12'9" (4.83m x 3.91m)

Living/Dining Kitchen 32'10" x 16'2" (10.03m x 4.93m)

Utility Room

8'7" x 4'9" (2.62m x 1.47m)

Study

9'10" x 7'10" (3.02m x 2.39m)

Bedroom 4

13'1" x 8'5" (3.99m x 2.59m)

Shower room/w.c

8'7" x 5'1" (2.62m x 1.57m)

Landing

Master Bedroom

14'2" x 11'3" (4.34m x 3.45m)

Dressing room

En Suite















Bedroom 2 14'2" x 8'11" (4.32m x 2.74m)

Bedroom 3 11'3" x 7'10" (3.43m x 2.41m)

Family Bathroom 11'8" x 9'6" (3.56m x 2.90m)





LOCATION FLOOR PLAN Oaken Grove The Village Oaken Grove Windmill Way Usher Ln Ground Floor 1333 sq.ft. (123.8 sq.m.) approx. 1st Floor 699 sq.ft. (65.0 sq.m.) approx. The Village Station Rd South Ln Kirkcroft Old Orchard Living/Dining/Kitch 32'11" x 16'2" 10.03m x 4.93m Rachael Wherry Park Estate St Margaret Clitherow RC Church Coop Tree Ln Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 91 85 TOTAL FLOOR AREA: 2032 sq.ft. (188.8 sq.m.) approx. every attempt has been made to ensure the accuracy of the floorplan contained here, measurement rs, windows, rooms and any other items are approximate and no responsibility is taken for any error, ion or mis-statement. This plan is for illustrative purposes only and should be used as such by any the purchaser. The services, systems and appliances shown have not been tested and no guarante (69-80) (55-68) (39-54) (21-38) G

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Not energy efficient - higher running costs

England & Wales

EU Directive

2002/91/EC