



20 The Cranbrooks Wheldrake
York, YO19 6AZ

Offers Over £465,000



A HIGH QUALITY EXTENDED 3 BEDROOM DETACHED BUNGALOW SET ON A GOOD SIZED PRIVATE PLOT CLOSE TO THE CENTRE OF THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AREA AND WITH EASY ACCESS INTO YORK AND TO THE A64. The property has been refurbished and maintained to a high standard by the present owners to provide bright and extremely spacious living accommodation with the benefit of gas central heating and uPVC double glazing and comprises entrance porch, hallway, large living room, garden room, spacious dining kitchen with high quality units and integrated appliances, master bedroom with en-suite shower room/w.c, 2 further bedrooms, quality family bathroom. Front garden with long driveway and brick garage. Larger than average private lawned rear garden. An internal viewing is strongly recommended.

Entrance Porch

13'7" x 3'1" (4.15m x 0.94m)

Modern entrance porch with composite door and upvc windows.

Entrance Hall

3'8" x 13'1" (1.12m x 3.99m)

Ceiling cornicing, recessed spotlights. Oak flooring. Double doors to;

Dining Kitchen

16'6" x 9'1" (5.03m x 2.78m)

High quality 'Kutchenhaus' German Kitchen with base and wall units, work surfaces with sink unit and 'Quooker' hot water tap, high spec integrated 'Miele' appliances including induction hob with extractor above, built in oven and integrated microwave, fridge/freezer and integrated dishwasher and 'Bosch' washing machine, fridge/freezer, window to front and side with shutters. contemporary radiator. Oak flooring, Opening to;





Lounge

17'9" x 11'6" (5.42m x 3.52m)

Window to the front elevation with shutters, recessed lighting, ceiling cornicing, radiator. Oak Flooring

Sun Room

16'10" x 7'11" (5.15m x 2.43m)

Window to the front elevation with shutters, two lantern roof lights, contemporary electric radiator. Oak flooring. Double doors with shutters to rear

Master Bedroom

11'2" x 10'5" (3.42m x 3.19m)

Window to front, fitted wardrobes with sliding doors, mirror and drawers, radiator

En-Suite Shower Room

3'10" x 7'9" (1.18m x 2.38m)

Modern fitted suite comprising walk in shower with Mira digital shower unit, vanity unit housing wash hand basin, low level WC, fully tiled walls, contemporary radiator, fitted mirror, laminate flooring

Bedroom 2

9'0" x 11'4" (2.75m x 3.46m)

Window to rear, ceiling cornicing, radiator

Bedroom 3

8'8" x 7'8" (2.65m x 2.36m)

Window to the side elevation, recessed lighting, ceiling cornicing, radiator

Bathroom

5'11" x 9'6" (1.81m x 2.91m)

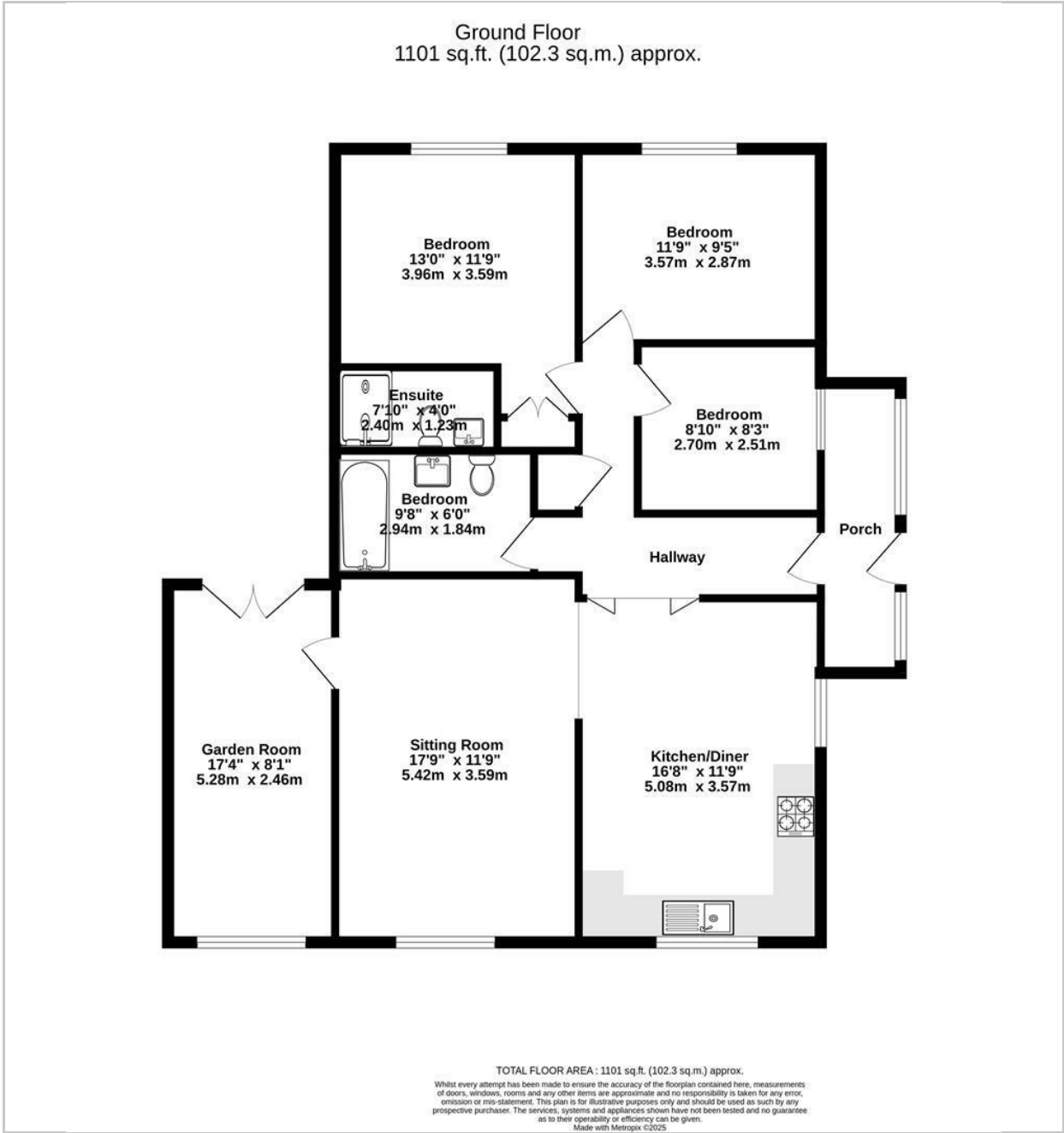
High quality suite comprising bath with mixer tap and shower screen, vanity unit housing wash hand basin, low level WC., window to side, fully tiled walls, contemporary radiator, laminate flooring

Outside

Front garden set to lawn with well stocked borders. Long driveway with outside E.V charging point leading to a detached garage 19' x 9'9" with up and over door, power and light.. Landscaped rear garden with flower borders, large patio area, pergola, further seating area, greenhouse and garden shed.



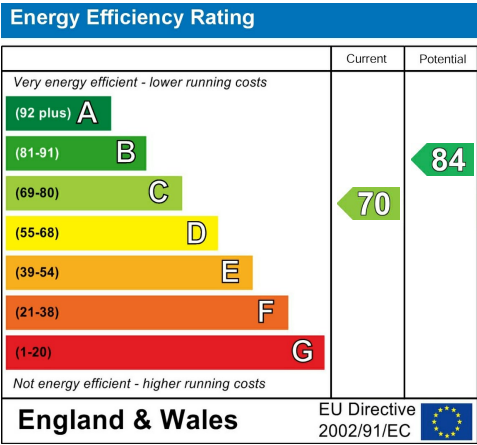
FLOOR PLAN



LOCATION



EPC



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