



28 Derwent Park Wheldrake
York, YO19 6AT
£750,000

SIMPLY STUNNING!! A LARGE 5 BEDROOM DETACHED HOUSE WITH OPEN ASPECT OVER COUNTRYSIDE TO THE REAR WITHIN THIS SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS IN TO YORK AND TO THE A64. The property has been extended and refurbished by the present owners providing extremely spacious family living accommodation with high quality internal fittings. With the benefit of gas central heating with and Upvc double glazing the property comprises entrance hall, cloaks/w.c., study, sitting room with cast iron stove, stunning 39' open plan living/dining kitchen, sitting/dining areas with bifold doors to garden & Underfloor heating kitchen with quality fitted units and large centre island, 16' utility room, landing, master bedroom with en-suite shower room/w.c., 4 further good sized bedrooms, family bathroom with 3 piece suite and large walk in shower. Front garden with driveway to an integral garage. Good sized private lawned rear garden with beautiful open views to countryside. The house is fitted with 16 and solar panels. **AN INTERNAL VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF ACCOMMODATION ON OFFER.**



Hallway

Entrance door, stairs to first floor, solid oak flooring. Doors leading to

Downstairs WC

Wash hand basin, w.c., window to front

Lounge

16'6" x 12'11" (5.05m x 3.96m)

Bright reception room with window to front and feature cast iron stove, solid oak flooring.

Living/Dining Kitchen

39'2" x 18'0" (11.96m x 5.51m)

Stunning large open plan family room with sitting and dining areas with large glass ceiling lantern and bifold doors to rear garden. Newly fitted porcelain large format tiles over underfloor heating. Kitchen area with high quality fitted units including a large centre island with integrated Induction Hob with Down draft extractor, Microwave and Warming draw, 2 double ovens, integrated dishwasher, undercounter fridge and Boiling hot water tap, window to rear and door to





Utility Room

16'0" x 8'0" (4.88m x 2.44m)

Large utility with further storage from built in base, larder and wall units. wall shelving, doors to outside and garage. door to

Study

9'3 x 7'10 (2.82m x 2.39m)

Windows with Shutters to front with Engineered Oak flooring

Master Bedroom

16'0" x 10'5" (4.88m x 3.20m)

Large master bedroom with windows with shutters giving views over open countryside, oak flooring, built in wardrobes. door to

En-Suite

Modern fitted suite with walk in shower, vanity unit housing wash hand basin, w.c

Bedroom 2

16'0" x 12'2" (4.88m x 3.71m)

Window to front

Bedroom 3

13'5" x 13'1" (4.11m x 3.99m)

Window to rear, fitted wardrobes

Bedroom 4

13'5" x 10'5" (4.09m x 3.20m)

Window to front, fitted wardrobes

Bedroom 5

10'7 x 9'5 (3.23m x 2.87m)

Large single bedroom/office/dressing room with window to rear

Bathroom

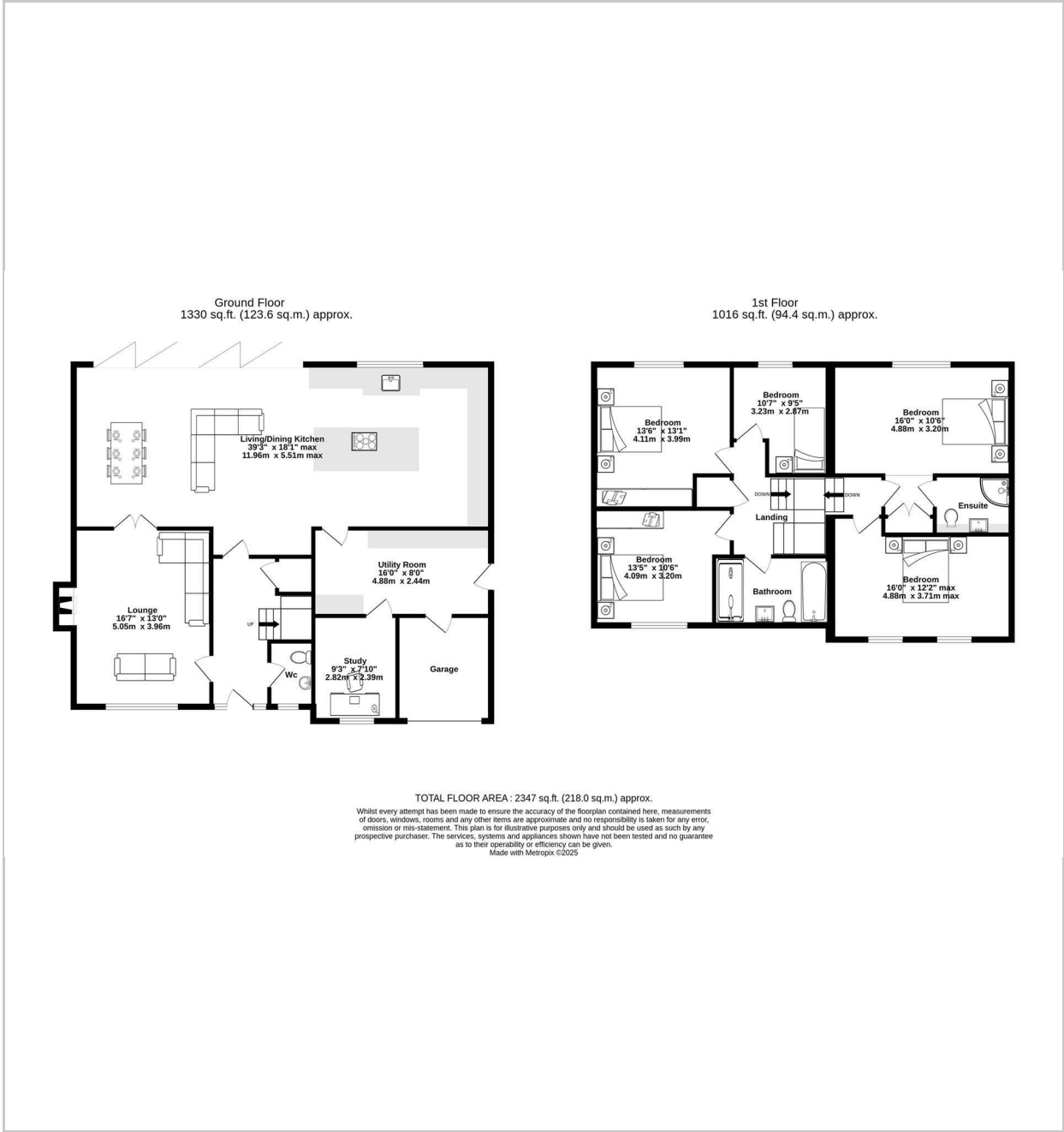
Modern suite comprising panelled bath, separate large walk in shower cubicle, wash hand basin, w.c, window to front

Outside

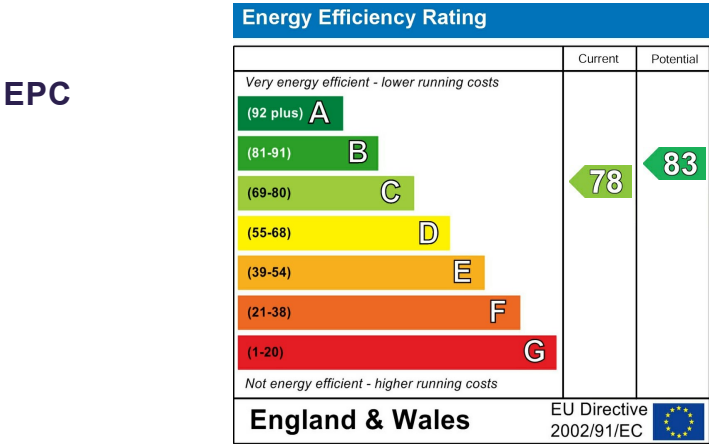
Front garden with off street parking for up to 4 cars leading to an integral brick garage. Large rear gardens set to lawn Indian Stone patio with integrated uplighters, flower beds shrubs and bushes. Open aspect across fields. The house is also fitted with 16 Solar panels.



FLOOR PLAN



LOCATION



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.