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44 Sandringham Close, Haxby, York, YO32 3GL



# 44 Sandringham Close, Haxby, York, YO32 3GL

Asking Price £595,000

DELIGHTFUL MODERNISED 4 BED DETACHED FAMILY HOME - IMPRESSIVE EXTENDED OPEN PLAN KITCHEN DINER - FEATURE CENTRAL ISLAND - BIFOLD DOORS TO GARDEN -UPDATED BATHROOM - DOWNSTAIRS WC - CORNER PLOT - SOUGHT AFTER HAXBY CUL DE SAC - EPC RATING C - COUNCIL TAX BAND E

Situated at the head of this sought after cul de sac is this impressively extended 'Gloucester' style 4 bed detached family home. The vendors have opened up the dining room into the kitchen providing this superb space for entertaining and everyday family life whilst extending the space with a feature glass atrium area and the bi-fold doors providing the opportunity to make a seamless transition to the garden and really enjoy its well thought out different outside areas.

The Gloucester always provided a spacious home with its bay fronted traditional living room and then this open plan kitchen diner has brought it into current modern tastes which will prove popular.

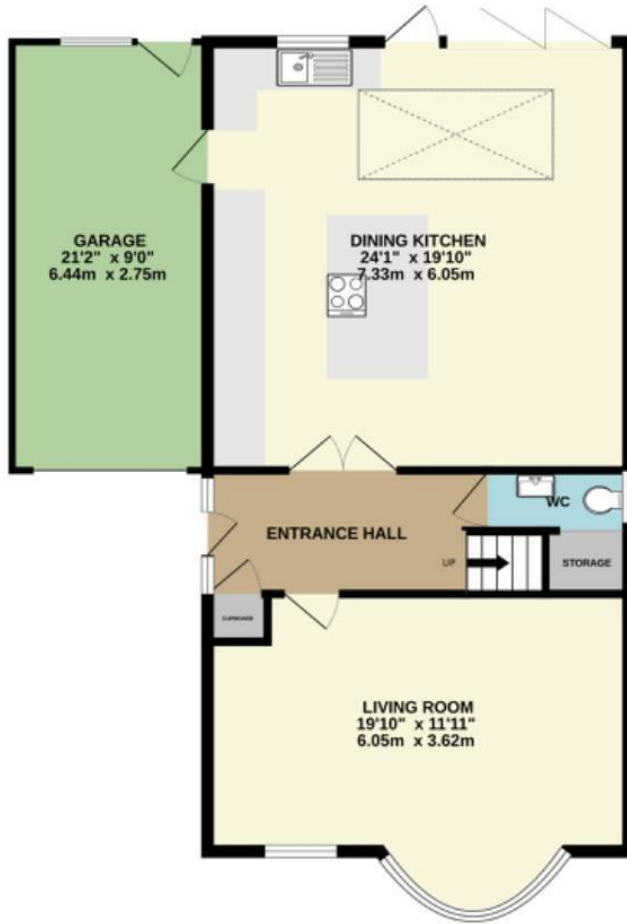
The first floor has also been updated with a refitted bathroom providing a bath plus a separate shower as well as the vendors working their way through each of the 4 bedrooms and decorating in a modern style.

Attached to the house is the single garage with utility area and access again to the garden.

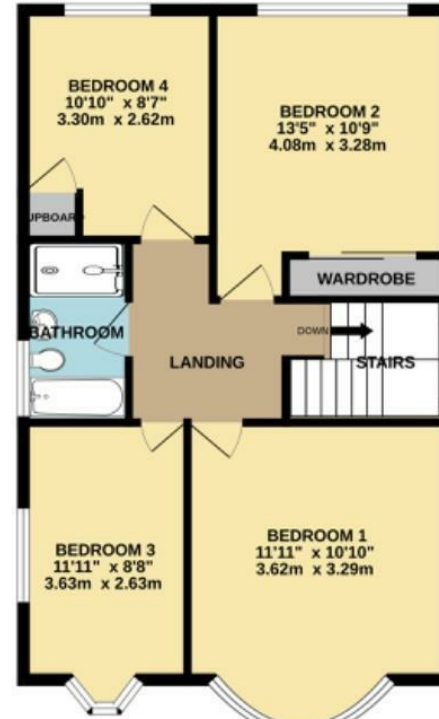
We anticipate plenty of interest in this spacious family home and encourage a viewing at your earliest opportunity.

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GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1352 sq.ft. (125.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## ACCOMMODATION

Enter via UPVC composite door

## ENTRANCE HALL

The entrance hall is a welcoming area with double doors to the kitchen diner, and remaining doors giving access to the living room and downstairs wc. There is also a storage cupboard.

## DOWNSTAIRS WC / CLOAKS

Refitted and decorated in a modern style with wc and pedestal wash hand basin with splashback, opaque window to the side, large understairs storage area

## LIVING ROOM

The traditional bay fronted spacious living room with stone fireplace and electric fire. 2 sets of window provide plenty of light to this family sized room.

## EXTENDED KITCHEN DINER

A wonderful open family space measuring 24ft x 19ft and equipped with a delightful kitchen diner with underfloor heating that includes a range of fitted wall and base units and central island with under unit lighting and quartz work tops. The kitchen includes a ceramic sink and mixer tap, Neff slide and hide steam oven, Neff multi oven with grill and microwave, integrated Bosch dishwasher, Induction Hob with extractor hood over, recessed led lighting and feature atrium roof light, door leads into the garage.

## FIRST FLOOR LANDING

Feature arched double glazed window giving the landing a very light and airy feel.

## BEDROOM 1

Spacious main bedroom with walk-in bay fronted window area to the front with views down the street

## BEDROOM 2

Window to the rear

## BEDROOM 3

Windows to front and side

## BEDROOM 4

Window to the rear, fitted former airing cupboard


## BATHROOM

Refitted bathroom with bath, wash hand basin and wc in vanity unit with bathroom cabinet above, separate shower cubicle, tiled to the walls, opaque window to the side

## OUTSIDE

A block paved drive leads to the garage which is attached with up and over door and is plumbed for washing machine and has space for a tumble dryer, there's a window to the rear and door to the rear garden. The garden is to 3 sides with a low maintenance childrens play area with sunken trampoline and summerhouse. The remainder of the garden is mainly laid to lawn and is delightful with well established planting and borders with trees and shrubs providing a balanced and private outlook. We look forward to showing you around!

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(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
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