



## 127 Druids Meadow Boroughbridge York, YO51 9NP

A spacious well presented detached three bedroom dormer bungalow on a good sized corner plot set in this popular residential area in a central location and within walking distance of Boroughbridge. The property benefits from open views, good sized lounge with a feature bay window, double garage and driveway providing parking for several cars and being close to local amenities. The accommodation comprises: Front door leading into entrance hall with feature spiral staircase, lounge, dining room, kitchen, conservatory, master bedroom with ensuite, double bedroom and bathroom. Stairs to first floor leading to a further double bedroom and ensuite. Externally: A large corner plot with open views, front garden and an enclosed rear lawned and patio garden, double garage and a driveway providing off street parking for several cars. VIEWING ESSENTIAL TO APPRECIATE THIS LOVELY SPACIOUS HOME!!!

**Offers Over £375,000**

# 127 Druids Meadow

## Boroughbridge York, YO51 9NP



- DETACHED THREE BEDROOM DORMER BUNGALOW
- LOUNGE + CONSERVATORY
- DOUBLE GARAGE + PARKING
- GOOD SIZED CORNER PLOT WITH OPEN VIEWS
- TWO DOUBLE BEDROOMS WITH ENSUITE
- DOUBLE GLAZING + GAS CENTRAL HEATING
- KITCHEN + DINING ROOM
- FRONT + REAR LAWNED GARDENS
- VIEWING ESSENTIAL TO APPRECIATE THIS LOVELY SPACIOUS HOME

### FRONT DOOR

Double glazed front door leading into:

wood flooring, wall mounted electric heater.

open views, velux window, radiator, eaves storage.

### ENTRANCE HALL

Radiators x two, spiral staircase to first floor.

### BEDROOM ONE

10'9" x 12'6" (3.28m x 3.81m)  
Double glazed window to rear aspect, radiator, ceiling coving, built in wardrobes with mirrored fronted sliding doors.

### ENSUITE

White suite comprising: Low level W.C., pedestal hand wash basin and taps, shower cubicle with electric shower, radiator, velux window, storage cupboard.

### LOUNGE

11'9" x 16'11" (3.58m x 5.16m)

Walk in double glazed bay window to front aspect, radiator, ceiling coving, feature fire place housing electric fire, tv point, double radiator.

### ENSUITE

3' x 7'6" (0.91m x 2.29m)  
White suite comprising: Low level W.C., vanity unit housing basin and taps, shower cubicle with mains shower, chrome wall mounted towel rail, tiled floor and walls, double glazed window to rear aspect.

### EXTERNALLY

#### FRONT GARDEN

Open plan lawned garden with block paved pathway to front and side aspects.

### DINING ROOM

9'5" x 9'1" (2.87m x 2.77m)

Double glazed bay window to front aspect, double glazed window to side aspect, radiator, serving hatch to kitchen.

### BEDROOM TWO

10'11" x 10'4" (3.33m x 3.15m)  
Double glazed window to rear aspect, radiator, ceiling coving, built in wardrobes with mirrored fronted sliding doors.

#### REAR GARDEN

Good sized enclosed lawned and patio garden with Open Views and well stocked planted borders, apple trees, fenced perimeter, outside water tap, ample storage space behind double garage.

### KITCHEN

11'10" x 9'4" (3.61m x 2.84m)

Range of modern wall and base units with roll top work surface over, sink unit housing sink, drainer and taps, integrated four ring gas hob with extractor hood over, double oven, space for fridge freezer, undercounter space and plumbing for dishwasher and washing machine. Double glazed door window and door leading into:

### BATHROOM

7'7" x 8'8" (2.31m x 2.64m)  
White suite comprising: Low level W.C., vanity unit housing basin and taps, 'P' shaped bath and taps, chrome wall mounted towel rail, tiled floor and walls, double glazed window to side aspect.

#### DRIVEWAY AND DOUBLE GARAGE

19'5" x 18' (5.92m x 5.49m)

Driveway providing ample off street parking and leading to: Double garage with electric up and over door, light and power, exposed beams for storage.

### CONSERVATORY

14' x 8'10" (4.27m x 2.69m)

Vaulted ceiling, double glazed double doors to front aspect, double glazed windows to all other aspects, laminate

### FIRST FLOOR

#### BEDROOM THREE

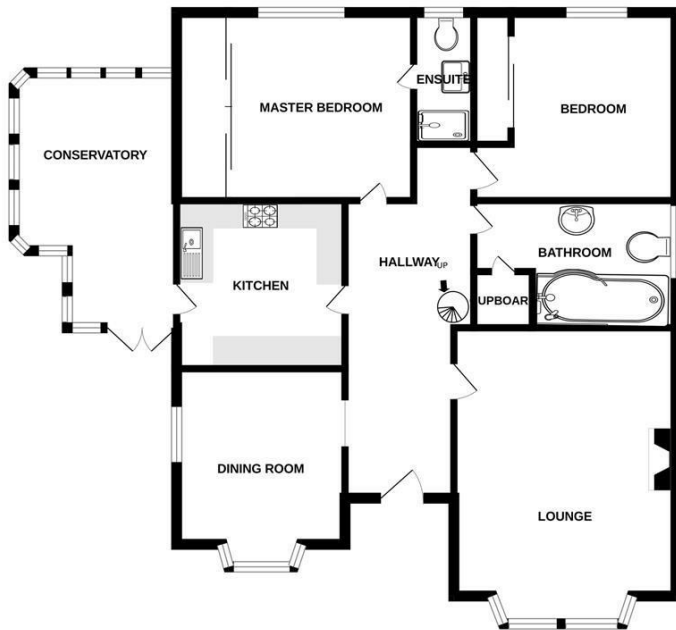
17'9" x 10' (5.41m x 3.05m)

Double glazed window to side aspect with

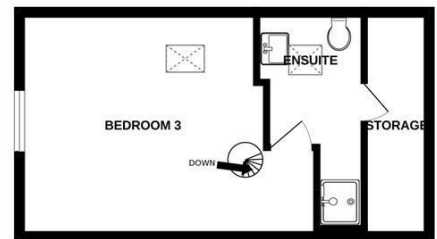


# Floor Plan

**GROUND FLOOR**  
919 sq.ft. (85.4 sq.m.) approx.



**1ST FLOOR**  
270 sq.ft. (25.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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.  
Made with Metropix ©2024

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>83</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>64</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |