





# Forge Close Wheldrake, York YO19 6GF

£625,000



An exceptional executive detached family home, tucked away in a quiet and select cul-de-sac in the ever-popular village of Wheldrake. Offering generous and versatile accommodation over three floors, this beautifully presented property is ideal for modern family living and is located within the catchment area for the Ofsted-rated Outstanding Fulford Secondary School.

Wheldrake is a well-connected village with a strong community spirit and offers a range of local amenities including a village store/post office, pub, primary school and hairdresser. The location provides excellent access to the Lower Derwent Valley nature reserve, the A64, York city centre, and the nearby Designer Outlet.

The ground floor welcomes you with a spacious entrance hall, ground floor WC and useful understairs storage. A bright dual-aspect lounge features French doors that open onto the rear garden, while a separate family room provides flexibility as a playroom, snug or home office. At the heart of the home is an open-plan kitchen diner, fitted with an extensive range of sleek high-gloss units, integrated appliances, and plenty of space for dining and entertaining. A separate utility room completes the ground floor layout.

On the first floor are two generously sized double bedrooms, both with built-in wardrobes. The master has a full bathroom and the second comes with a modern en suite shower room, along with a fifth single bedroom, ideal for use as a nursery or study. The second floor offers two further large double bedrooms with fitted wardrobes, served by a stylish and contemporary family bathroom.

Outside, the property boasts a walled rear garden and an enclosed front garden, creating a sense of privacy and curb appeal. A wide driveway provides off-street parking for up to four vehicles and leads to a substantial double garage with power, lighting and a side door.

Council Tax Band- F







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Freehold  
Council Tax Band - F

- Modern Detached House
- Double Garage & Driveway
- Cul De Sac Location
- Fulford Secondary School Catchment
- Five Bedrooms
- Modern Kitchen & Bathrooms
- EPC C



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