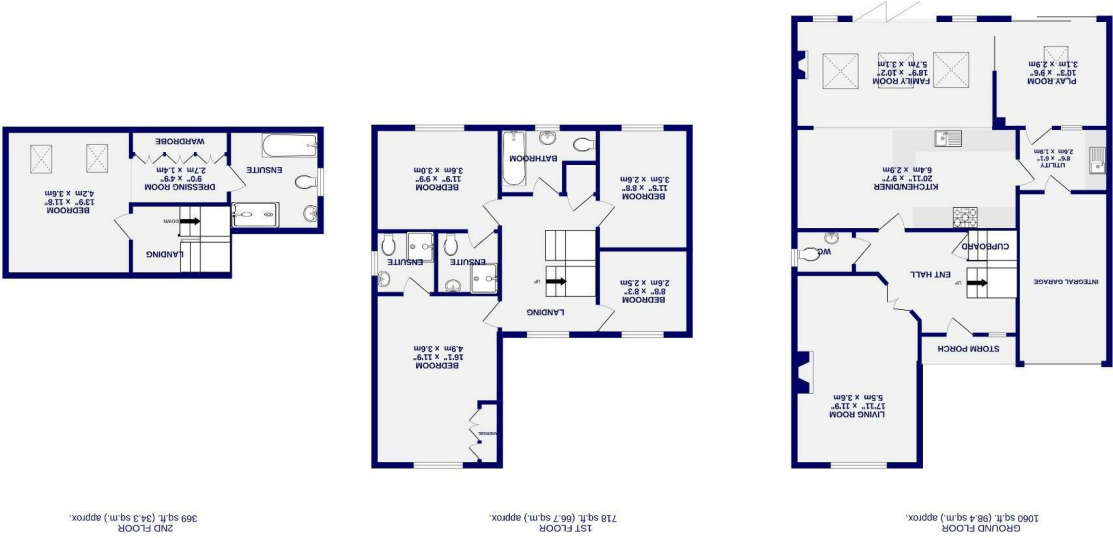


# College Court Dringhouses, York YO24 1UH

Freehold  
Council Tax Band - F

- Immaculately Presented Five Bedroom Detached Home
- Highly Sought After Residential Location
- Stunning Open Plan Kitchen Dining
- Three Spacious And Versatile Living Spaces
- Three Bedrooms With En Suite
- Luxury Master Suite With Dressing Room
- Landscaped Rear Garden With Patio
- Driveway, Electric Car Charger and Integral Garage
- Solar Panels
- EPC - B



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

College Court  
Dringhouses, York  
YO24 1UH

Offers Over £750,000

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Ashton's Estate Agency is delighted to offer to the market this five-bedroom family Detached home, immaculately presented, tastefully decorated, and recently extended to a high standard. With excellent access to the A64 ring road and an abundance of local amenities, the property is perfectly positioned close to the Knavesmire and York Racecourse, with plenty of cycle routes and park walks nearby.

On entering the spacious and welcoming hallway, you are immediately drawn to the stunning open-plan living kitchen and dining room at the rear of the property, which enjoys beautiful views over the landscaped gardens. The kitchen is fitted with a range of modern wall and base units, integral appliances, and the added benefit of a separate utility room. The dining and living area forms the true heart of the home, a stylish and versatile space to relax, entertain, and enjoy family life, all while overlooking the garden. Just off this living space is a separate snug, currently used as a playroom. From the entrance hall there is also a generous second living room, bathed in natural light thanks to multiple windows, and featuring a focal fireplace which adds to the cosy ambience. Completing the ground floor is a WC and a handy under-stairs coat cupboard.

The first floor offers four bedrooms, two of which benefit from their own en-suites. The principal suite, set to the front, is generous in size and elegantly finished. A modern house bathroom completes this floor, with all bathrooms and en-suites throughout the home designed to a stylish, high-specification "hotel chic" finish. To the top floor is a substantial primary suite, complete with dressing room and a luxurious en-suite bathroom featuring a separate shower, bath, WC, and sink, an indulgent retreat within this wonderful home.

