

LANCASTER
SAMMS

2 Dyon Drive, Bubwith

Selby

In Excess of £575,000



An impressive executive detached house built by locally renowned Hogg the builder, forming part of an attractive development of family homes. The property is offered with the advantage of no onward chain.

The property opens firstly to an entrance vestibule and then into a welcoming hallway off which are the principle reception rooms including the lounge to the front elevation. The lounge is generously proportioned with feature fireplace and dual aspect light. Beyond the lounge situated to the rear of the house is a formal dining room with French Doors onto the rear patio and garden.

The contemporary kitchen boasts a series of wall and base units in contrasting colours with sleek handleless finishes complemented by quartz work tops including a peninsular breakfast bar. Integrated within the kitchen are dishwasher, wine cooler, fridge and freezer, microwave as well as a Rangemaster cooker. Open plan to the kitchen is a breakfast area with ample space for a dining set with curved wall and windows to enjoy a light and airy, sociable space to dine.

Accessed from the kitchen is a handy utility room with sink and provisions for washing machine and dryer. A WC off the hallway completes the ground floor accommodation.

Stairs from the entrance hallway lead to a spacious galleried landing with built in shelves, leading to five bedrooms and further home office/study. The generously proportioned Master Suite has fitted wardrobes and an en-suite shower room. There is also a second en-suite shower room to the second bedroom whilst the other bedrooms share use of a large family bathroom suite with corner bath, shower, toilet and sink.

Externally to the front is a double width block paved driveway leading to double garage with electric roller door. The front garden has been neatly landscaped with lawn, sandstone paving and mature shrubs and flowers. The rear garden boasts a patio area, raised decking with summer house, lawned garden with gravel/chipping edging, and mature planted borders. Beyond the garden are far reaching views onto fields which can be enjoyed from the rear aspect windows of the house.

In summary, a substantial family home in an attractive development with far reaching views, offered with the convenience of no onward chain required.

LOCATION

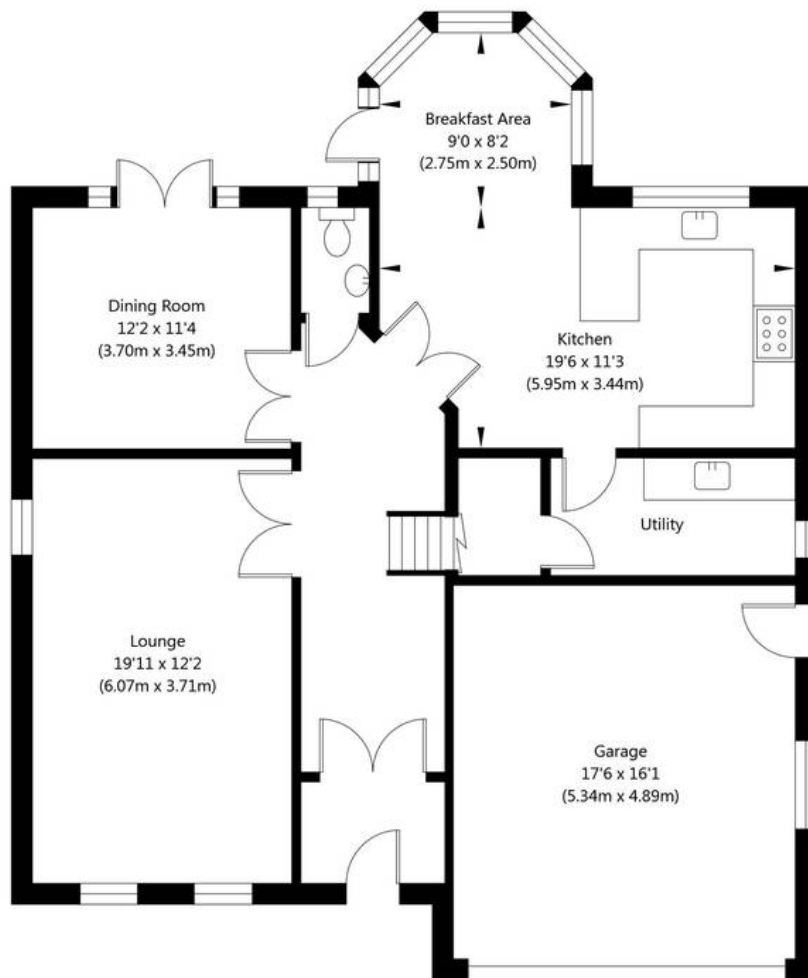
The thriving village of Bubwith offers a range of amenities including a convenience store, delicatessen, public house, doctors and sports and leisure facilities. In addition is a well regarded Primary School and the popular Oaks Golf Club and Spa nearby.



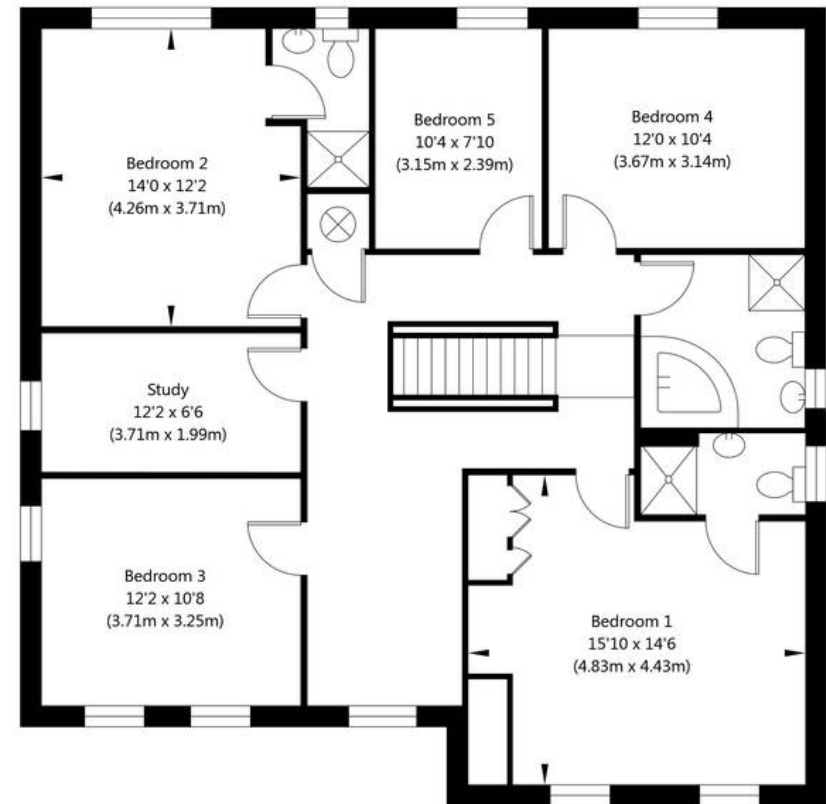








Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 965 SQ FT / 89.62 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1197 SQ FT / 111.2 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2162 SQ FT / 200.82 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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