

LANCASTER
SAMMS

149 Greenshaw Drive, Haxby

York

Guide Price £895,000



A truly superb family home which offers spacious accommodation, plentiful parking and large garden with open views to the rear onto Churchfield open space and park.

Properties of this size, type, condition and location rarely come to the open market, immaculately presented throughout having undergone a fully comprehensive renovation by the current owners.

The house opens into a welcoming reception hallway with bespoke cabinets built into the under stairs space in addition to a full height storage cupboard. Oak flooring continues seamlessly from here into the sociable open plan kitchen / dining / family room.

The quality kitchen boasts a series of contrasting wall and base units with butchers block style work tops, range cooker, built in microwave, dish washer and wine cooler, and built in space for a large American Style fridge/freezer. There is also a huge island with under counter cupboards, quartz work top, sink and also benefits as a breakfast bar.

There is ample space for both a dining table as well as lounge seating and the room is bathed in natural light from the glass panelled bi-fold doors and large window over looking the garden. There is also access from the kitchen into the integral double garage via oak French doors.

Immediately off the kitchen is a handily positioned utility room with additional work surfaces and provisions for washing machine and dryer. Also off the kitchen is the lounge offering a great option away from the main family room for relaxing whilst still offering the proportions for family seating. A good sized WC completes the ground floor accommodation.

Stairs from the entrance hallway lead to a spacious landing off which are four double bedrooms and the family bathroom with slipper bath and walk in shower. The Master bedroom also has an en-suite shower room. Stairs then continue to the second floor where there are two further generously proportioned bedrooms sharing use of a shower room on the landing.

Externally, the property is sat back handsomely from the road where the external aesthetics can really be appreciated including, newly rendered ground floor, newly installed inset windows and front door along with the new roofs. There is parking for at least 4 vehicles across twin driveways, one of which leads to the integral double garage. To the rear is a sunny south westerly facing garden, mainly laid to lawn, with fenced boundaries and newly laid flagstone patio area.

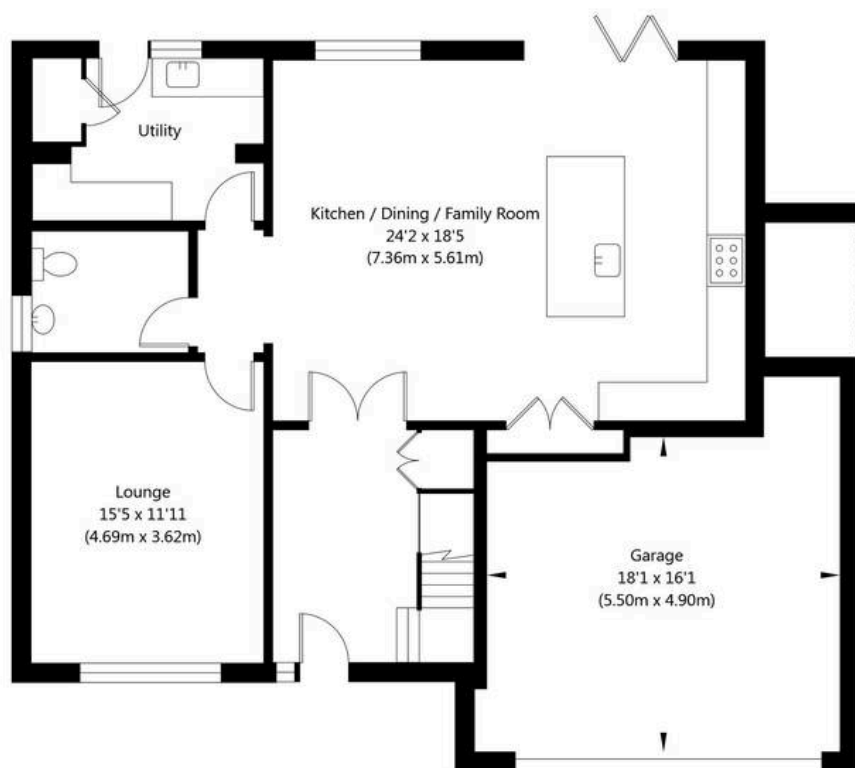
In summary, an immaculately and stylishly presented executive family home which has been renovated to an exacting standard in the popular village of Wigginton.



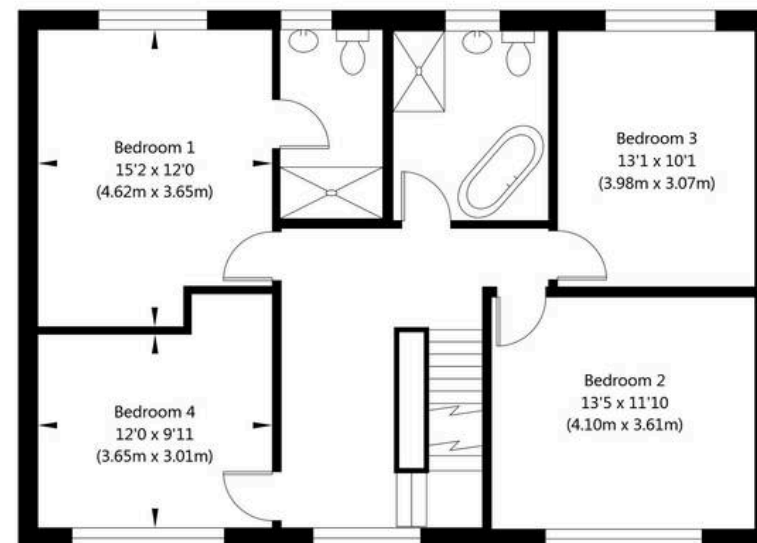




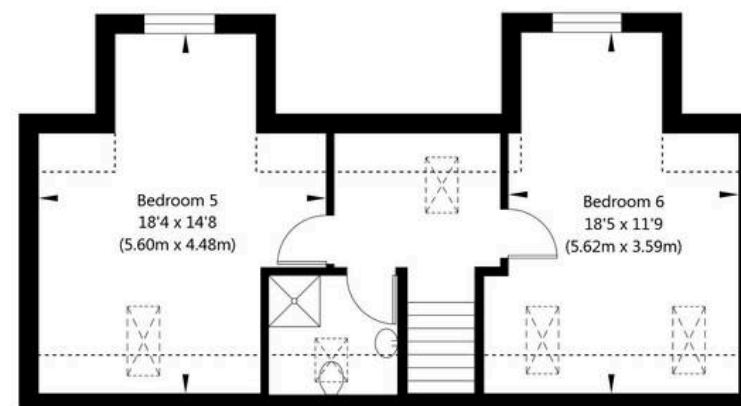




Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 964 SQ FT / 89.55 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 931 SQ FT / 86.46 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 549 SQ FT / 51.05 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2444 SQ FT / 227.06 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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