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35 Woodlands Grove, York

York

£750,000



A truly superb four / five bedroom detached home in the ever popular area of Stockton Lane / Heworth. This wonderful family home has undergone extensive refurbishment by the current owners and offers generous living space and an exceptional south-west facing garden. An attractive storm porch provides access to the front door which opens into a welcoming entrance hallway with engineered oak flooring which continues from here into the kitchen. Also off the hallway is the spacious lounge featuring double glazed bow window, log burning stove and built in alcove storage.

Accessed either from the hallway or via French doors from the lounge, is a thoughtfully designed, open-plan kitchen and dining area. The kitchen includes fully fitted wall and base units including eye level oven with separate gas hob and overhead extractor, integrated fridge/freezer, and integrated dishwasher. Sleek quartz worktops continue onto a breakfast bar for casual dining in addition to ample space for a dining table. The dining area enjoys views onto the rear garden and French Doors to the rear bay open from here to a decking area.

A separate utility room adjacent to the kitchen boasts ample storage and offers provisions for a washing machine/tumble dryer. Furthermore is an additional multi purpose room with patio doors, which could be used as a home office or extra bedroom. A downstairs contemporary shower room/WC completes the ground floor accommodation.

Stairs from the entrance hallway lead to a first floor landing with four bedrooms, a house bathroom with separate shower and bath, plus a WC across the landing. The Master bedroom is a generously proportioned room boasting a large bow window and floor to ceiling fitted wardrobes.

Externally, the property sits handsomely back from the road with a resin bound driveway providing ample parking to the front, with decorative cream gravel/chippings and small lawned area with flower bed boarder. A dwarf wall with neat hedged boundary separates the house from the walkway and provides a good degree of privacy with secure double gates providing access down the side of the house to further parking and separate entrance to the utility room. There is also a gate to the other side of the house providing direct access from the front to the rear garden.

The rear garden is immaculately landscaped and is fortunate to enjoy a South-Westerly aspect to get the sun throughout the day and into the evenings. The garden is mainly laid to lawn with well stocked borders. There is also a large decking area off the dining / kitchen and also features an outdoor kitchen area with water feature making this the ideal spot for al-fresco dining. There is a second seating area with gazebo which occupies a shadier position to the rear of the garden beyond garage/workshop which offers useful storage.

In summary, an excellent opportunity to secure an immaculately presented detached home with superb garden in a sought after location.

LOCATION

Located just off Stockton Lane 1.5 miles northeast of York city centre. Nearby Heworth Village has a charming range of shops and amenities, with the Stray offering recreational space. In addition are the Monks Cross and Vangarde shopping parks offering supermarkets, restaurants and much more. The property falls within the catchment area for the highly regarded Hempland Junior School and both Archbishop Holgate and Huntington secondary schools.

EPC Rating: C

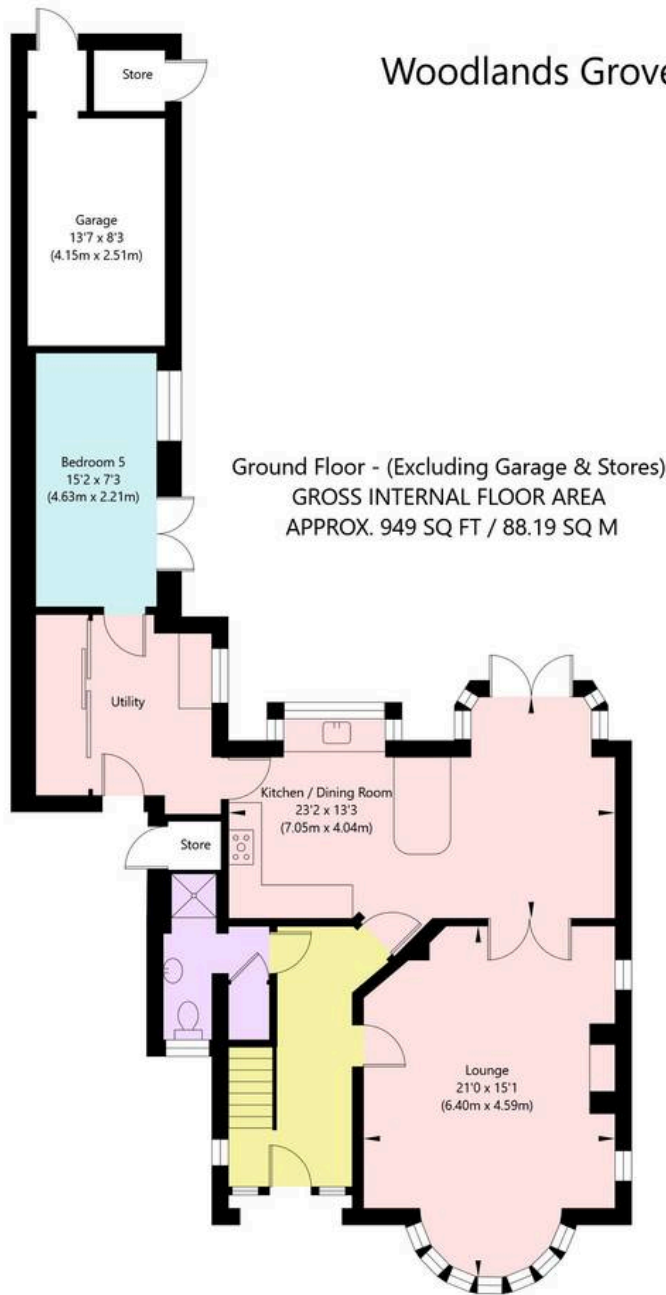




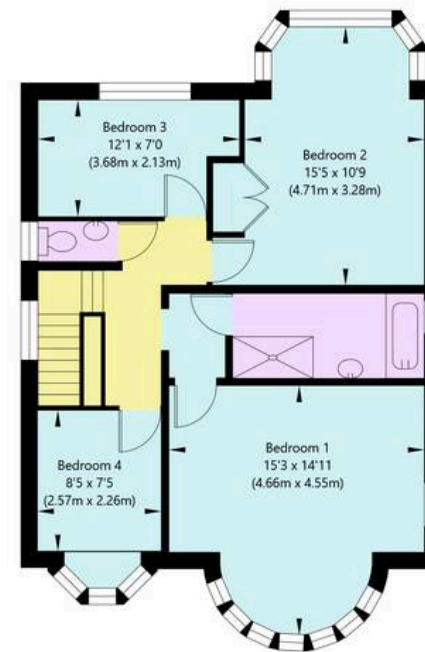




Woodlands Grove, Heworth, York, YO31 1DS



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 697 SQ FT / 64.74 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1646 SQ FT / 152.93 SQ M - (Excluding Garage & Stores)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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