



Marlborough Close
Rawcliffe, York
YO30 5WA

£500,000



A beautifully presented four bedroom detached family home occupying a generous corner plot within a quiet cul de sac in the highly sought after area of Rawcliffe.

Offering spacious and versatile accommodation throughout, the property is ideal for modern family living. A welcoming entrance hallway leads to the principal reception rooms, including a formal dining room to the front and an impressive lounge which extends the full depth of the property. Featuring a fireplace and enjoying dual aspect natural light, the lounge opens via French doors into the conservatory, creating excellent entertaining and family space.

The stylish kitchen has been updated with contemporary light grey handleless units and white quartz worktops, providing a practical and attractive heart of the home. A separate utility room, ground floor W.C. and internal access to the integral garage complete the ground floor accommodation.

To the first floor are four well proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en suite shower room, while a further bedroom also includes fitted wardrobes. The remaining bedrooms are served by a three piece family bathroom.

Externally, the property stands on a particularly generous plot with gardens extending to all four sides. To the front is a large lawned garden and driveway providing off street parking and access to the integral garage. The south west facing rear garden is a standout feature, offering a substantial lawn, mature planting and patio areas ideal for outdoor dining and entertaining.

Marlborough Close is a peaceful residential cul de sac within the popular Rawcliffe area of York. The property enjoys excellent access to local amenities, well regarded schools, commuter routes and York city centre.

This is a rare opportunity to acquire a spacious detached home on one of the larger plots within the development, and early viewing is highly recommended.



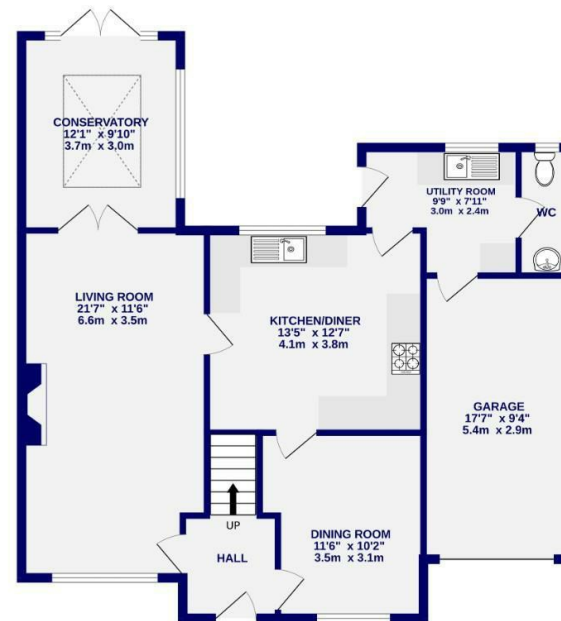


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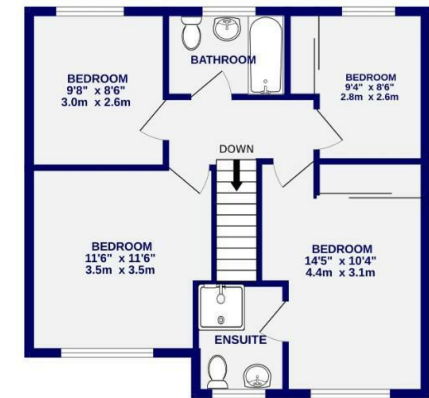
Freehold
Council Tax Band - E

- Detached House
- Large Plot With Gardens To Four Sides
- Two Bathrooms
- Driveway And Garage
- Rear Conservatory and South West Facing Garden
- Sought After Location
- EPC TBC

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1500 sq.ft. (139.4 sq.m.) approx.

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