



ROB LETTS

exp^{UK}

Main Street, Wilberfoss

Guide Price £475,000

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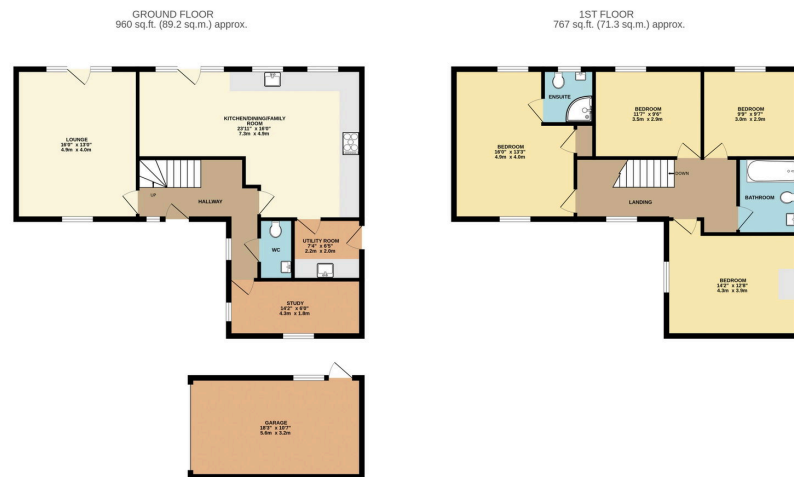
Tucked away just off Main Street in Wilberfoss, this individually built detached home combines generous proportions with a practical layout and an easy-to-manage setting. Completed in 2010, the property is arranged around a welcoming entrance hall with a downstairs cloakroom and staircase to the first floor.

The ground floor offers a bright lounge running from front to rear, with door opening onto the garden. Across the hall, the impressive kitchen, dining and family room provides handcrafted solid-wood cabinetry, granite worktops, integrated appliances and plenty of space for both dining and relaxed seating. A separate utility room adds useful storage and direct garden access, while the study offers flexibility as a home office, playroom or occasional fifth bedroom.

Upstairs are four genuine double bedrooms. The principal bedroom benefits from built-in storage and an en-suite shower room, with three further well-proportioned bedrooms and a family bathroom completing the accommodation.

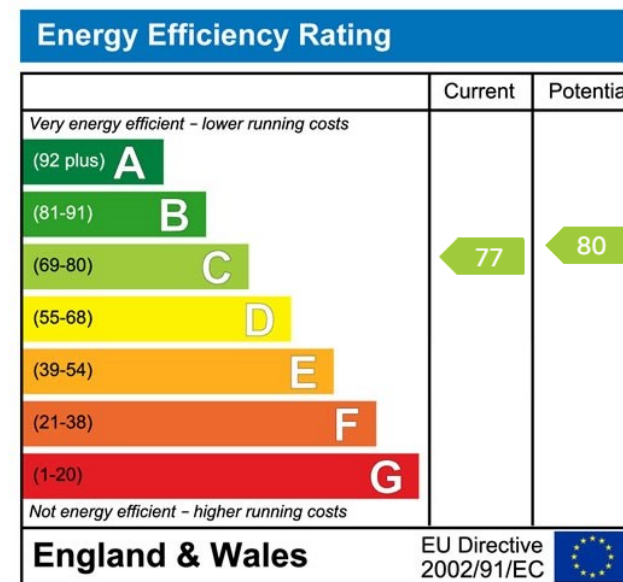
Outside, there is driveway parking for two cars, a detached garage with power and lighting, and an enclosed rear garden laid mainly to lawn. With no onward chain and village amenities close by, this is a spacious, versatile home that should appeal to families, professionals and buyers seeking a well-connected village base.





TOTAL FLOOR AREA - 1727 sq.ft. (160.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of built, measured, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 12/2009

- Individually built detached home completed in 2010
- Tucked-away, non-estate position in Wilberfoss
- Four genuine double bedrooms
- Principal bedroom with built-in storage and en-suite
- Large kitchen, dining and family room
- Study, playroom or occasional fifth bedroom
- Utility room and downstairs cloakroom
- Driveway parking and detached garage
- No onward chain
- When enquiring about this property, please quote ref: RL0918



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