



7 Cranbrook Close Wheldrake
YO19 6BY
£375,000

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A FABULOUS EXTENDED 4 BEDROOM SEMI DETACHED HOUSE WITH SOUTH FACING GARDENS SET IN A QUIET LOCATION WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE TO THE SOUTH OF YORK WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS INTO YORK.

The property has been upgraded by the present owners to provide bright and tastefully presented living accommodation comprising hallway, spacious living room, dining kitchen with full range of modern fitted units and dining area with french doors to garden, utility room, landing, master bedroom with fitted wardrobes and large en suite shower room, 3 further bedrooms and family bathroom. Driveway to an integral garage. Private lawned rear garden. An internal viewing is recommended.

Hallway

Entrance door, cloaks cupboard, stairs to first floor. Door to

Lounge

Spacious living room with window to front and door to

Dining Kitchen

Fabulous large extended kitchen with modern quality fitted units including base and wall units, work surfaces, integrated dishwasher, windows to rear, door leading to utility and dining area with french doors to rear garden

Utility Room

Base units, door to side and door to garage

Landing

Doors leading to

Bedroom 1

Window to front, fitted wardrobes. Door to

En Suite

Large walk in shower, vanity unit with wash hand basin and w.c, window to front





Bedroom 2

Double bedroom with window to rear

Bedroom 3

Double bedroom with window to front

Bedroom 4

Good sized single bedroom or ideal study with window overlooking the garden to rear

Bathroom

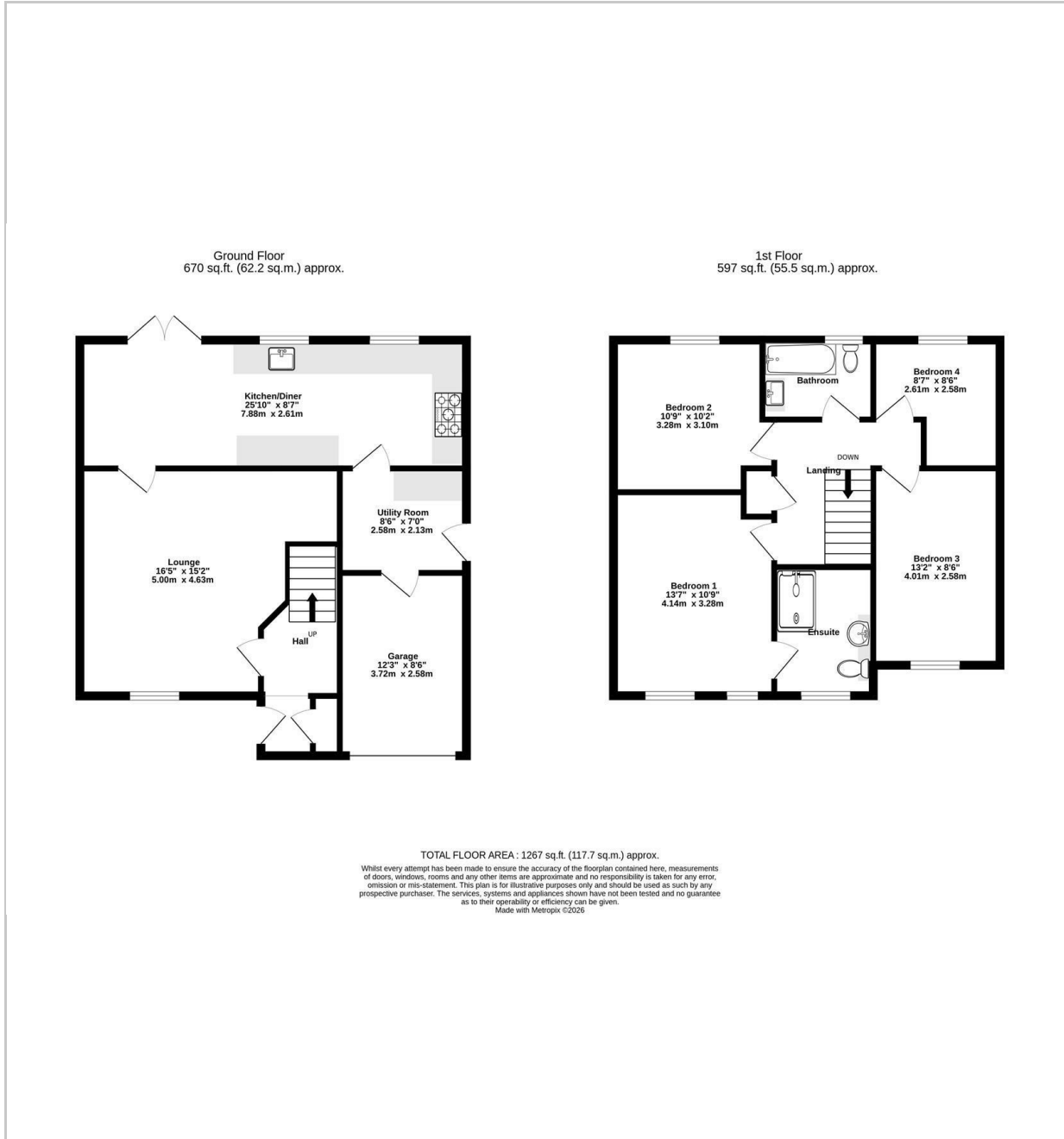
Modern white suite with panelled bath with mains shower and shower screen, vanity unit with basin, w.c.

Outside

Front garden with a driveway to an integral garage. South facing private lawned rear garden with patio area



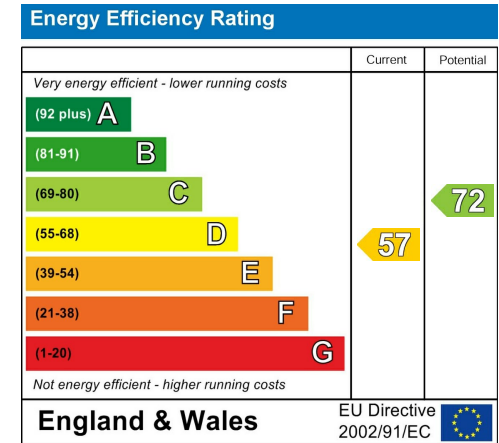
FLOOR PLAN



LOCATION



EPC



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