

SPACE TO LIVE. ROOM TO GROW.

75 Privet Drive

Thorpe Willoughby, Selby, YO8 9GD

Offers in the Region of £495,000

4 DOUBLE BEDROOMS | OVER 2,100 SQ FT | EPC A

FLEXIBLE FAMILY LIVING

A home that works around you



Generous proportions, thoughtful improvements and spaces for both togetherness and quiet time. This extended detached home brings a welcoming lounge, separate dining room and dedicated home office together in a versatile family layout.



Comfort, with character

A bay window draws light into the lounge, while the wood-burning stove creates a cosy focal point. Oak French doors connect to the dining room, giving you the freedom to open the rooms up or enjoy them separately.

COOK. GATHER. UNWIND.

Made for everyday moments



A substantial central island anchors the contemporary breakfast kitchen. Navy and dove-grey cabinetry is complemented by quartz and oak work surfaces, with an integrated oven, microwave and five-ring gas hob. A separate utility room keeps laundry and everyday practicalities close at hand.



Light-filled living

The kitchen flows into the garden room, where a glazed lantern roof and wide doors make the garden part of the outlook. A lovely place for morning coffee, relaxed dining or family downtime.

FOUR DOUBLE BEDROOMS

Space for everyone



Four double bedrooms give everyone space to call their own. Two have their own en suites, including the principal bedroom with bespoke fitted storage. Two further double bedrooms offer room for family, guests or an additional workspace.





A family bathroom with both a bath and separate shower completes the first floor, giving busy households welcome flexibility.

YOUR SPACE OUTDOORS

Long lunches. Garden evenings.



A generous enclosed rear garden gives you space to play, plant and unwind. Decking, a covered pergola and a brick-built pizza oven create an inviting setting for outdoor dining and relaxed entertaining.

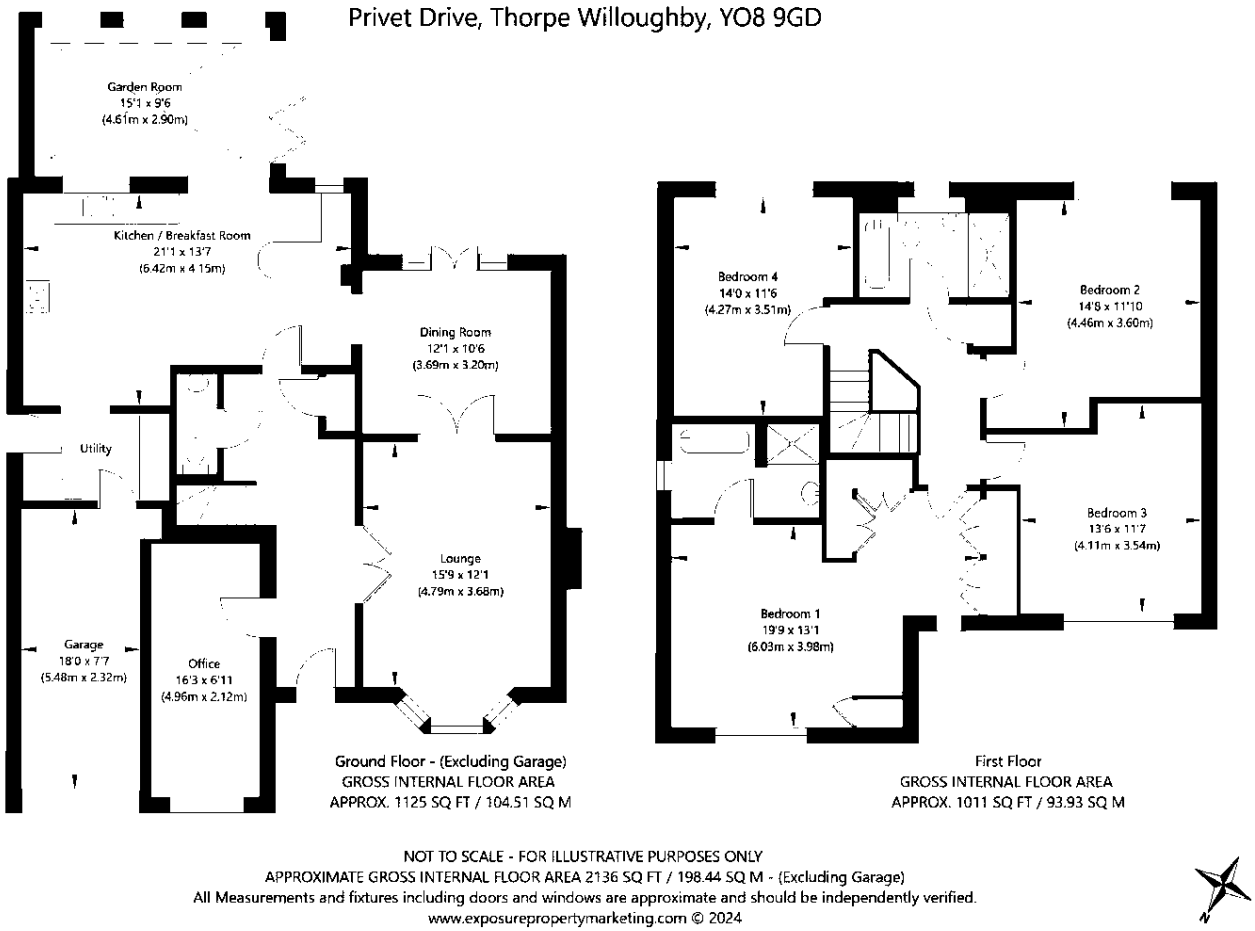
The practical details

FREEHOLD	Detached family home
PARKING	Driveway and integral garage
ENERGY	EPC rating A / score 95
COUNCIL TAX	North Yorkshire Council - Band E
CONNECTED	Mains services and fibre to the home
SETTING	Tucked into a private road within the village

Solar panels are a further feature of the home. Viewings are by appointment through the current sale listing.

EXPLORE THE LAYOUT

A sense of the space



Approx. 2,136 sq ft / 198.44 sq m

Gross internal floor area, excluding garage

GROUND FLOOR

Lounge · Dining room · Kitchen / breakfast room · Garden room
Office · Utility · Cloakroom WC · Integral garage

FIRST FLOOR

Two double bedrooms with en suites · Two further double bedrooms
Separate family bathroom

Floorplan is illustrative and not to scale. Measurements are approximate and should be independently checked. Particulars describe the property and are not part of a contract. Fixtures, fittings and solar-panel arrangements are subject to confirmation.