
 **4**  
Bedrooms

 **3**  
Bathrooms

**Tenure:**  
**Freehold**



This detached property offers four bedrooms, including an en-suite, and three bathrooms. It features a modern kitchen, a spacious reception room, and a utility room. The property includes a driveway and garage, with a garden at the rear. Located in a sought-after area, this home provides ample space for comfortable living.

Located in Sherburn In Elmet, this detached house on Saxon Way offers a spacious and practical layout, ideal for a family seeking a home in a sought-after location. The property comprises four bedrooms, three bathrooms, and a single reception room. The master bedroom benefits from an en-suite bathroom, providing added privacy and convenience.

Upon entering, the ground floor features a modern kitchen equipped with integrated appliances and ample storage space, complemented by a dining area with access to the garden through patio doors. Adjacent to the kitchen is a utility room, offering additional space for laundry and storage needs. The reception room is well-sized, providing a comfortable area for relaxation and entertainment.

The first floor accommodates four bedrooms, with the master bedroom featuring an en-suite shower room. The remaining bedrooms share a family bathroom, which includes a bath with an overhead shower. Each bedroom is designed to offer ample space and natural light.

Externally, the property includes a driveway and a garage, ensuring convenient parking options. The rear garden is enclosed, providing a safe and private outdoor space for leisure activities. The garden is primarily laid to lawn, with a paved area suitable for outdoor seating.

Sherburn In Elmet is a well-connected area, offering access to local amenities, schools, and transport links. The property is situated within reach of local shops, dining options, and recreational facilities, making it a convenient location for everyday needs.

**Living Room** *4.80m x 3.25m (15' 9" x 10' 8")*

Generously proportioned living room with double glazed window and centrally heated radiator

**Kitchen/Diner** *5.20m x 3.00m (17' 1" x 9' 10")*

Modern fitted kitchen with a range of wall and base units and integrated appliances consisting of oven, gas hob with extractor fan over, sink with mixer tap, fridge freezer and dishwasher. Double glazed window and French style patio doors, spotlighting to ceiling and centrally heated radiator.

**Utility** *1.90m x 1.83m (6' 3" x 6')*

With a range of wall and base units with sink and plumbing for washing machine, space for drier if required. Centrally heated radiator and door to WC

**Bedroom 1** *3.93m x 3.25m (12' 11" x 10' 8")*

Complete with double wardrobe with sliding doors, double glazed window and door to En-suite shower room. This comes complete with white three piece suite comprising of shower tray, WC and hand basin and double glazed window with privacy glass.

**Bedroom 2** *3.75m x 2.87m (12' 4" x 9' 5")*

Double bedroom with double glazed window and centrally heated radiator.

**Bedroom 3** *3.30m x 2.68m (10' 10" x 8' 10")*

Double bedroom with double built-in wardrobe, double glazed window and centrally heated radiator.

**Bedroom 4** *3.75m x 2.50m (12' 4" x 8' 2")*

Bedroom with centrally heated radiator and double glazed window.

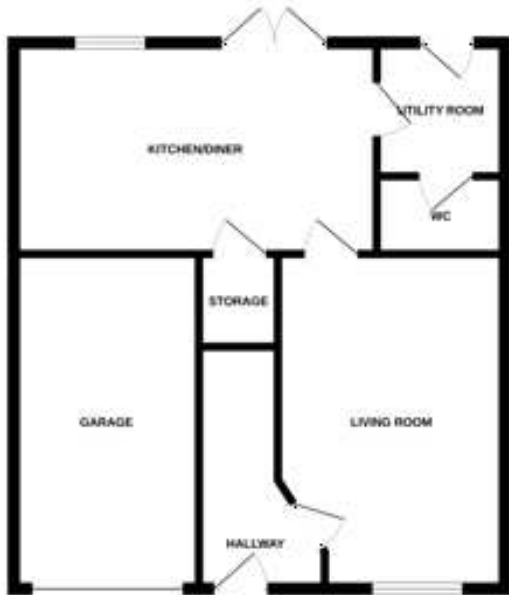
**Bathroom** *2.68m x 1.82m (8' 10" x 6')*

Complete with white three piece bathroom suite comprising of bath with shower screen and shower over, WC and hand basin. Centrally heated towel rail and double glazed window with privacy glass.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of levels, dimensions, rooms and any other details 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 by 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.  
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