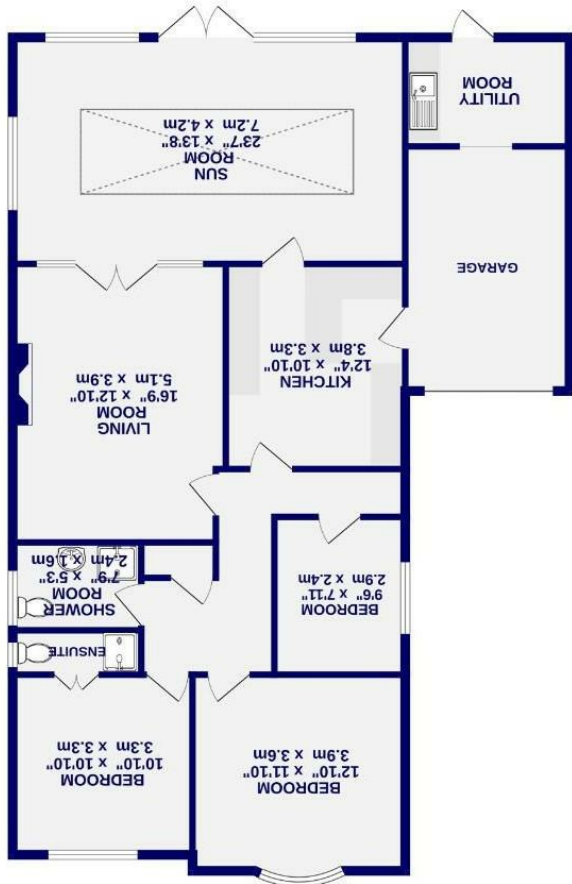


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- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Rear Sun Room Extension
- Driveway and Garage
- Large South Facing Rear Garden
- EPC TBC

Freehold
Council Tax Band - D

Annan Close Woodthorpe, York YO24 2UY



GROUND FLOOR (128.5 sq.m.) approx.
1383 sq.ft. (128.5 sq.m.) approx.

Where every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and areas are not guaranteed. It is advised that the purchaser should verify the measurements of rooms and areas by independent professional surveyors. The floorplan is provided as a guide only and is not to be relied upon. The floorplan is provided as a guide only and is not to be relied upon. The floorplan is provided as a guide only and is not to be relied upon.



Annan Close
Woodthorpe, York
YO24 2UY

£375,000



Situated within a quiet cul de sac in this highly regarded residential location, this well presented three bedroom detached bungalow offers spacious and versatile accommodation, complemented by a wonderful south facing rear garden. Offering a superb opportunity for those looking to downsize without compromise, the property is ready to move into while still offering scope for a purchaser to make it their own over time.

The accommodation is entered via a welcoming hallway which leads through to a generous living room. A feature fireplace creates an attractive focal point, while French doors open into a bright garden room extension, providing an excellent additional reception space with further French doors leading directly onto the rear patio and garden. This seamless connection between the indoor and outdoor spaces makes it ideal for both everyday living and entertaining.

The modern fitted kitchen has been thoughtfully designed with a breakfast bar providing an informal dining area, together with a range of contemporary wall and base units offering excellent storage and workspace. To the rear, a practical utility room provides additional storage and direct access to the attached garage.

There are three well proportioned bedrooms, with the principal bedroom benefiting from a modern en suite shower room. The front bedroom enjoys a large bay window, creating a light and airy feel, whilst the remaining bedrooms offer flexibility for guests, hobbies or home working. A stylish family bathroom, fitted with a contemporary suite, completes the internal accommodation.

Externally, the property enjoys attractive gardens to both the front and rear. The enclosed south facing rear garden is a particular highlight, offering a private and sunny setting with lawn, patio seating areas and established planting. To the front, a driveway provides off street parking and leads to the attached garage.

