



3 Marlborough Drive, Tadcaster

Tadcaster

£500,000



The Heathers

3 Marlborough Drive, Tadcaster

Council Tax band: D

Tenure: Freehold

EPC: TBC

- Occupying a private corner plot
- Greatly extended to provide larger than average accommodation
- Potential to reconfigure internal layout to suit
- Exceptional space for family living or entertaining
- Four bedroom and five receptions rooms
- Kitchen and larger than average utility
- Wrap around plot
- Driveway with ample parking
- Sought after location

The Heathers is set on a corner plot, this much-loved 1960s detached home, offering approximately 1799 sq ft of living accommodation, has been thoughtfully extended to offer generous and flexible family living.



With four double bedrooms, multiple reception spaces, a ground-floor office and a modern principal suite, the property provides an excellent foundation for creating a long-term family home, with scope to reconfigure the ground-floor if desired. A gravel driveway offers ample parking, with secure, gated pathways leading around the walled gardens.



A covered portico leads directly into a versatile family room, previously used as a playroom and informal lounge. Neutral décor and pale oak-effect flooring create a bright and welcoming first impression.

From here, a step leads into a useful home office or hobby room, enjoying a large window to the front and fitted wardrobes for convenient storage.

A well-sized utility room offers practical workspace and appliance space, with a stable door opening to the side of the property.

A cloakroom with WC, located just off the family room, is ideal for a property of this size.

The modern peninsula kitchen provides an attractive and functional cooking space, complete with integrated appliances, breakfast bar seating and additional storage within an alcove. A large window looks out over the side garden, bringing in plenty of natural light.

A formal dining room sits just off the hall, enjoying garden views and offering an ideal space for family meals or entertaining. These two rooms could be combined to create a large open plan kitchen with doors to the rear if required.

Opposite, the generously proportioned yet cosy lounge, features an inglenook-style fireplace with gas stove sitting upon an attractive brick hearth, creating an inviting room to unwind in.





The original entrance hall includes a handy understairs nook for storage and houses the meter and fuse board, with a timber side door giving external access.

The ground floor is completed by a bright sunroom, part of the later extension, enjoying dual-aspect windows and two sets of French doors opening to the garden. This welcoming space works wonderfully as an additional sitting area, playroom or garden room.

A classic staircase, typical of the home's 1960s character, rises to a generous landing that serves all four, double bedrooms. The landing also includes a useful linen cupboard with shelving, while a hatch provides access to a partly boarded loft. An elevated ledge on the stair bulkhead creates a charming seating feature. A large window floods the landing with natural light.



The principal suite, part of a later extension, is a standout space. It features a bank of fitted wardrobes, a walk-through dressing area with further storage and hanging space, and a stylish en-suite complete with large walk-in mains shower, glass screen, contemporary vanity unit with inset basin, low-level WC and a modern monochrome floor finish.



Three additional double bedrooms provide excellent space for a growing family, with two benefitting from fitted wardrobes.

The house bathroom includes a panelled bath with electric shower over, a vanity unit with wash hand basin, low-level WC and a generous chrome heated towel rail. A frosted window ensures both natural light and ventilation.

Externally, the property enjoys a secure corner plot designed with family living in mind. Timber gates separate the driveway from the lawned garden, which flows into a paved area with raised decking and a pergola, an ideal spot for outdoor dining or relaxation. The external space offers a selection of matures shrubs and plants, as well as an apple tree, creating pops of year-round colour. A second gate offers access to Marlborough Drive, while an additional enclosed area on the opposite side of the property provides convenient storage for bins and recycling.





Tadcaster is a popular market town located just 10 miles south-west of York and 12 miles north-east of Leeds. Tadcaster has three primary schools and the well-regarded Tadcaster Grammar School. Its amenities are excellent, including a busy high street, a swimming pool and leisure centre, a medical centre, supermarket, community library, Tadcaster Albion Football club and Tadcaster Magnets, a popular sports and social club. The town is served by a regular local bus service that runs from Leeds through to York and the Yorkshire Coast.

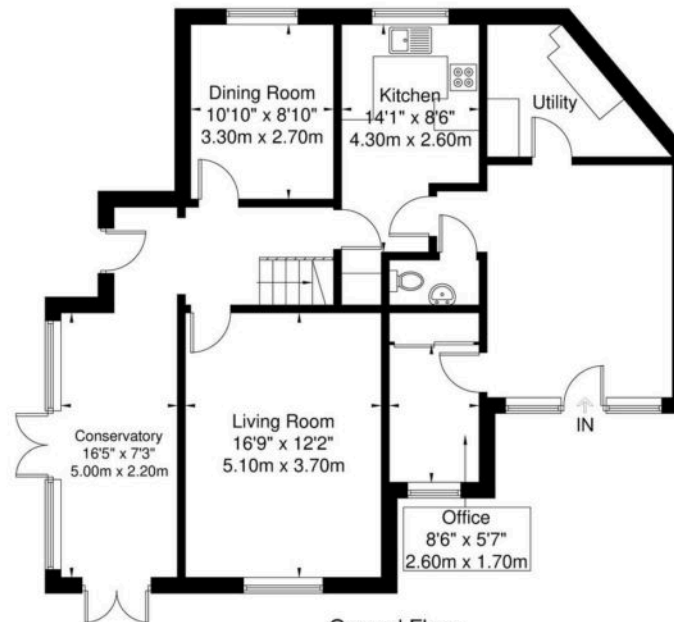


Marlborough Drive

Approximate Gross Internal Area = 167.2 sq m / 1799 sq ft



First Floor



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



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