



4 Oaklands  
Strensall, YO32 5YD  
**Guide Price £395,000**

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Churchills Estate Agents are very excited to present this beautiful 3 bedroom detached home with detached garage nestled within a peaceful and highly sought-after cul-de-sac in the popular village of Strensall. This attractive three bedroom detached home occupies an exceptionally generous plot with a substantial lawned rear garden, offering fantastic outdoor space for families, entertaining, or future potential.

Combining spacious accommodation within a superb setting, this delightful home presents an excellent opportunity for families and buyers seeking village living without compromising on convenience. Internally the property provides a spacious open plan living/dining kitchen, separate lounge, first floor landing, three bedrooms and a three piece bathroom suite. The impressive garden and large plot further enhance the appeal, creating a rare opportunity to acquire a detached property in one of Strensall's most desirable residential locations.

The property enjoys a wonderful position within this thriving village community, renowned for its excellent amenities including a highly regarded primary school, a variety of local shops, cafés, and everyday conveniences all within easy reach. An accompanied viewing of this beautiful home is strongly recommended.

### Entrance Hall

Entrance door, stairs to first floor

### Open Plan Living/Dining Kitchen

Door to side, window and door to rear, modern fitted kitchen with work surfaces, inset sink and drainer, eye level oven and microwave, hob with extractor above, feature centre island with sitting area, power points, radiator. Laminate wood flooring. Double doors to;

### Lounge

Dual aspect with windows to front and rear, radiator, TV point, power points. Carpet.





### **First Floor Landing**

Carpet. Doors to;

### **Bedroom 1**

Window to front, radiator, power points.  
Carpet.

### **Bedroom 2**

Window to rear, radiator, power points. Carpet.

### **Bedroom 3**

Window to front, radiator, power points.  
Carpet.

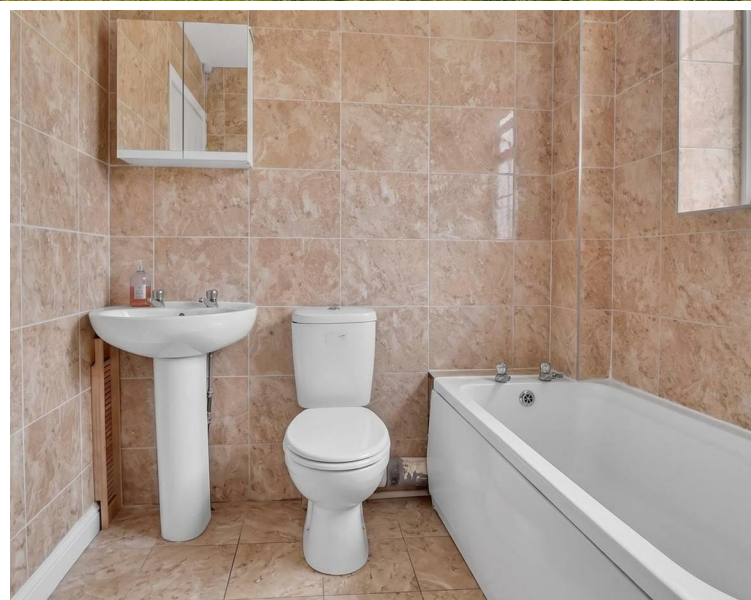
### **Bathroom**

Opaque window to rear, panelled bath with shower over and shower screen, wash hand basin, low level WC, towel rail/radiator. Tiled flooring.

### **Outside**

Fabulous sunny rear garden laid to lawn with patio area and timber fence surround

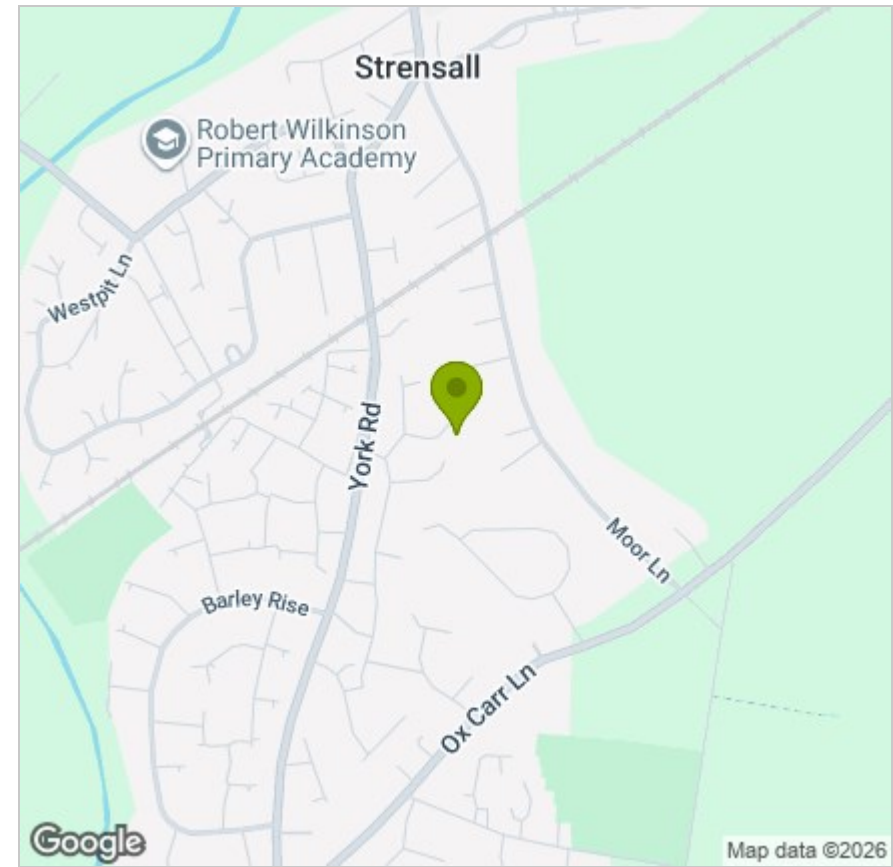
### **Detached Garage**



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>39</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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