



Fir Tree Way, Thorpe Willoughby, YO8 9PY

In Excess of **£425,000**



Fir Tree Way

Thorpe Willoughby, Selby, YO8 9PY

- Extended Modern Five Bed Detached House
- 186 Sq. M/ 2002 Sq. Ft.
- West Facing Rear Garden
- Driveway Parking and Garage
- Brick Built Construction
- Fibre: FTTP. Mobile:4G
- EPC 'C' (72)
- Council Tax Band 'E'



A warm welcome is guaranteed in this multi-functional, five bedroomed detached home. Cleverly extended, this home has more to offer than the exterior would lead you to believe.

Through the front entrance porch and into the hallway with staircase leading to the first-floor accommodation. High gloss walnut laminate flooring with underfloor heating leads to the ground floor cloaks/w.c., lounge and dining kitchen. The modern lounge with Oriel Bow window and thick grey carpets provides ample seating for the whole family. At the rear of the property, the original kitchen and separate dining room have been extended and transformed into modern family living.

Follow your nose through into the free-flowing kitchen, utility and dining area. Sunlight beams through the bi-folding doors at the rear and shimmers off the black granite work tops and breakfast bar. Modern yet sympathetically hard working, this Oak fitted kitchen boasts integrated dish washer, built-in 'eye-level' double oven and microwave, Ceramic hob with cooker hood over and still has space for an American style fridge-freezer.

What's more, is the Utility, which is cleverly situated behind the garage and the kitchen, hiding the 'family stuff' so you can always look the part, even if you don't feel it. The utility offers further kitchen cupboards, stainless steel sink with mixer tap over, space for a washing machine and tumble drier. The utility has a door leading to the garage and a side entrance door leading you out onto the side path.

Slip through now into the true hub of this home – the feel- good family room. Spend summers making memories with the family as adults and children congregate in the capacious space. Specifically designed to take a full-sized Pool table, this space offers plenty of fun. With French doors leading into the dining kitchen and patio doors leading out onto the modern patio, this room enables the whole of the back of the home to come alive for parties and special occasions.



Take the stairs up to the first floor to discover a wealth of spacious bedrooms. The Principal bedroom, Bedroom 3 and 5 all look out over the front of the cul-de-sac. Whereas Bedrooms 2 and 4 boast wonderful views across the rear garden and the fields beyond. The fully tiled, family bathroom offers a panel bath with shower over and fitted bathroom furniture incorporating a vanity wash basin and w.c. A chrome heated radiator completes the modern look. Please note that there are two loft spaces. One used for storage and the other is ready for converting and has a Velux Roof window.

Outside: Outside the generous, South facing, rear garden offers ample lawn to practice sports with raised borders protecting specimen plants. A generous sized shed provides excellent garden storage. At the opposite side of the garden is a grey slated patio area, perfect for sitting on slouchy chairs around a fire pit as the nights draw in.

To the rear of the house is a generous Indian stone patio area, which provides ample space for entertaining friends and family, whether that be a BBQ, a meal on the terrace or a Hot Tub party – perhaps it may be all three, this multi-functioning home has the garden to match. To the front of the property is a block paved driveway and forecourt, which leads up to the integral garage, providing off road parking for multiple vehicles.

NB.

Please note this home also boasts solar panels.

There is a planning application in place for the land behind the property.

The Summer house will be left as part of the transaction









Ground Floor

Approximate total area⁽¹⁾

187.5 m²

2019 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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