

Dennings Mews, Wigginton Road, York, YO31 8JG

Guide price £550,000

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PRIME RESIDENTIAL









Dennings Mews Wigginton Road

Stunning Brand-New 4 Bedroom Home with South Facing Gardens and Private Parking, close to York City Centre, the Railway Station and York Hospital

The Berkeley, a stunning brand-new four-bedroom home with south-facing gardens and private parking. One of only nine homes in this exclusive development by award winning builders, Gem Construction. Close to York city centre, the railway station and York Hospital.

Accomodation comprises:-

Entrance hall, free flowing kitchen/living/dining, WC, 4 bedrooms one with ensuite bathroom, family bathroom

South facing garden, 2 x parking spaces (1 EV charger ready) delightfully green communal spaces

DESCRIPTION

The Berkeley is a striking four-bedroom home within an exclusive development, approached through impressive brick pillars and quietly tucked away off Wigginton Road. Just released for sale, this thoughtfully designed home combines high-end finishes with outstanding energy efficiency.

The ground floor offers a superb open-plan living and dining space, enhanced by underfloor heating. A fully glazed rear wall and large sliding door create a seamless connection between the interior and the landscaped south-facing garden.

The contemporary kitchen opens directly onto the main living space. Its sleek, handleless design features premium Silestone worktops and a full suite of integrated AEG appliances, including a built-in wine cooler—perfect for entertaining.

Solid oak internal doors add warmth and quality, while large acoustic-rated double-glazed windows provide peace and natural light.

Upstairs, there are four well-proportioned bedrooms, including a stylish principal bedroom with a generous en suite. The two contemporary bathrooms feature elegant marble-style tiling and full-size, hotel-style mirrors, creating a refined feel.

Designed with sustainability in mind, The Berkeley benefits from an energy-efficient air-source heat pump, ground-floor underfloor heating, acoustic-rated double glazing and pre-installed EV charging cable. There are two private parking spaces, plus additional visitor parking.

Offering almost 1,300 square feet of versatile living space, the property also comes with a 10-year Build-Zone warranty for added reassurance. It makes a generous family home and will also appeal to downsizers seeking space without compromise.

Ideally located close to the city centre, railway station and hospital, the property also offers easy access to the ring road and Gillygate and Bootham. An oasis close to the city, Dennings Mews overlooks Wigginton Road allotments and has its own attractive communal green spaces. The Berkeley also enjoys a generous, south-facing landscaped garden.

Agent's note: Furnished images are for illustrative purposes only and are not plot-specific.

- **South facing garden and 2 parking spaces -EV charger ready**
- **10-year Buildzone warranty and an impressive EPC B rating.**
- **Close to city centre, hospital and local walks**
- **Underfloor heating to the groundfloor**
- **Stylish Roundel kitchen with quartz worksurfaces, AEG appliances and wine cooler**
- **Versatile accommodation with 4 bedrooms and 2 bathrooms over 3 floors**
- **Solid oak doors and interior design finishes**
- **An exclusive collection of just nine new homes by award-winning Gem Construction.**
- **Delightfully green outlook and communal spaces**
- **Cleverly designed for modern living, with air-source heat pumps, acoustic double glazing and EV charging cabling pre-installed.**

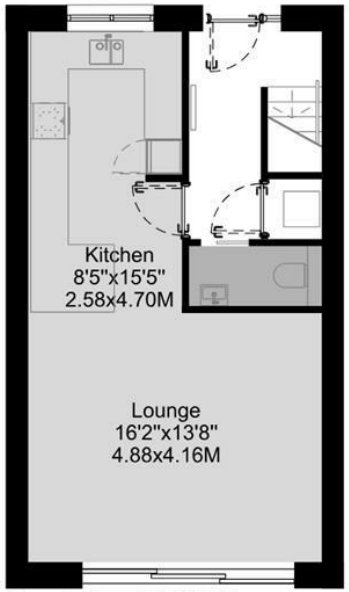
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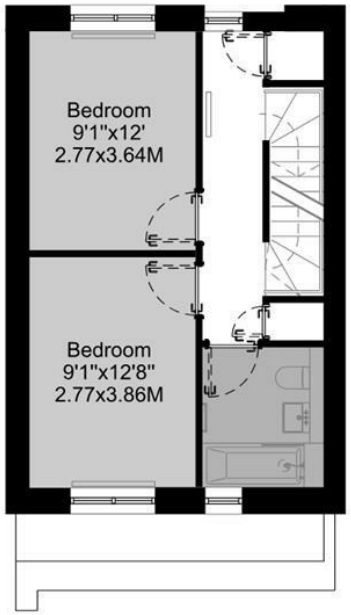




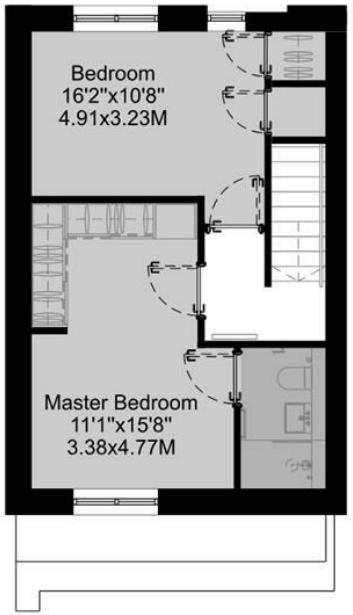
Unit 7
Approximate Gross Internal Floor Area
1280 SQ FT/119 SQ M



Ground Floor 470 SQ FT

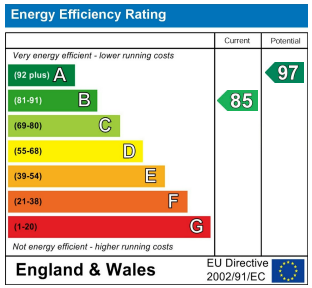


First Floor 405 SQ FT



Second Floor 405 SQ FT





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