

Peppermint Way, Selby

Guide Price £350,000



Full Description

This beautifully extended four-bedroom home offers an exceptional standard of modern living, combining generous space, high-quality finishes, and a layout perfectly designed for both family life and entertaining.

From the moment you step inside, it's clear this is a home that has been thoughtfully upgraded throughout. The front living room provides a warm and inviting space to relax, while to the rear, the property truly comes into its own.

The standout feature is the impressive open-plan kitchen, dining and living area—an expansive, light-filled space designed as the heart of the home. Finished to a high standard, the kitchen offers ample storage and workspace, centred around a sociable layout ideal for everyday living. Bi-fold doors open seamlessly onto the garden, creating that perfect indoor-outdoor flow, ideal for entertaining in the warmer months.

A large, well-designed utility room adds a further level of practicality and versatility, doubling as a potential home office space if required.

Upstairs, the property continues to impress. The principal suite is simply exceptional, featuring a striking vaulted ceiling that enhances both space and natural light, alongside a dedicated dressing room (or fifth bedroom) and a beautifully finished contemporary en suite. This is a space designed to rival that of a boutique hotel, offering both comfort and style in equal measure.

Three further well-proportioned bedrooms are served by a modern family bathroom, finished to a high standard and ready to move straight into.

Externally, the garden is perfectly positioned to complement the living space, providing a great setting for outdoor dining, relaxing, and family use, all easily accessed via the bi-fold doors.

This is a home that offers space, style, and practicality in equal measure, finished to a level that allows buyers to simply move in and enjoy from day one.

Offered at an extremely attractive price point for the space and specification on offer, this is a rare opportunity not to be missed.

Early viewing is highly recommended.

Features

- Beautifully extended four-bedroom family home
- Stunning open-plan kitchen, dining and living space
- Bi-fold doors opening onto the garden
- Impressive vaulted master suite with en suite
- Dedicated dressing room / bedroom five
- Contemporary family bathroom finished to a high standard
- Spacious and versatile utility / home office space
- Bright and stylish living room to the front
- Driveway providing parking for 2–3 cars
- Ready to move straight into with quality finishes throughout

Contact Us

Selby Estate Agent - Simon Anley
Imoved.co.uk

29, Doncaster Road

YO89BT

T: 07484 754685

E: simon.anley@imoved.co.uk













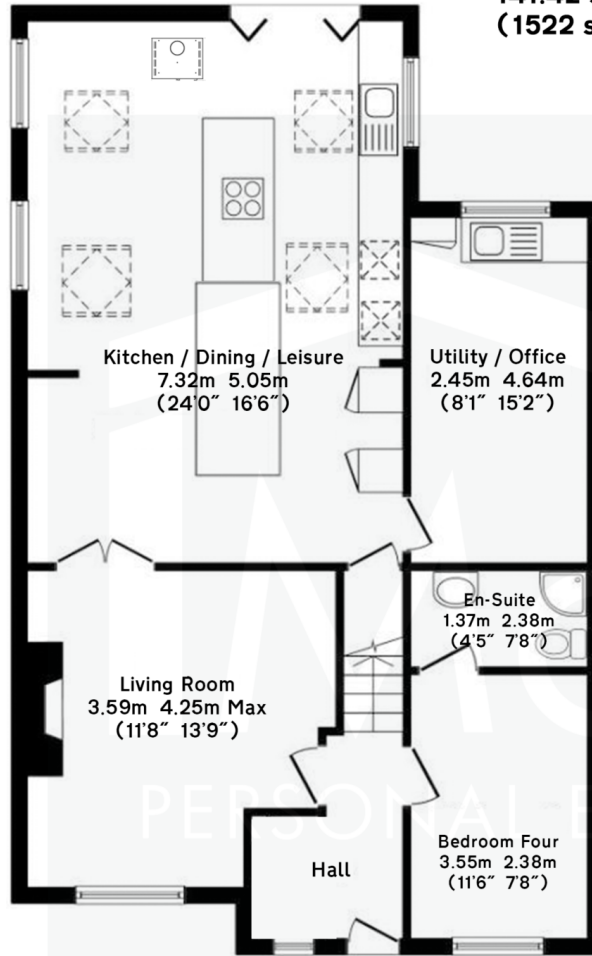


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

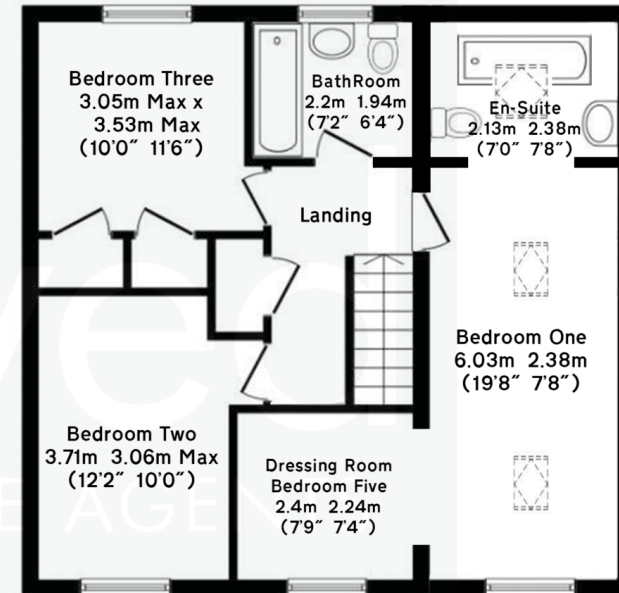
Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		0	0
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA
141.42 sq.m.
(1522 sq.ft.) approx.



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan. COPYRIGHT IMOVED LTD