



## Calvert Close, Haxby, York Asking Price £450,000

\*\*\*\* SUPERB MASTER BEDROOM SUITE \*\*\*\*

A skilfully extended and improved modern detached house offering family living accommodation and featuring an open plan breakfast kitchen, spacious lounge and master bedroom suite.





## Accommodation

A skilfully extended and well presented detached family house located in the heart of Haxby, which is certain to be of interest to both young and mature families alike.

Internally, the property is entered through a double glazed front door into a reception hall with central staircase and contemporary radiator.

The principal reception room is a spacious lounge located at the front of the house having a fitted electric fire set on a marble hearth with matching surround. There is a bay window to the front elevation with uPVC framed double glazed casements in addition to a television aerial point and double radiator.

Without doubt the feature room of the property is a modern open plan breakfast kitchen located at the rear and forming part of the property's skilful extension. There is a stylish range of built-in units with laminated worktops and inset sink unit. The kitchen includes a built-in Bosch oven with four point gas hob unit and extractor fan. There is an integrated dishwasher and built-in fridge and freezer units. The kitchen provides ample space for a freestanding breakfast table with French doors leading out onto the rear gardens beyond. There is an enclosed radiator, tiled flooring, ceiling down lighters, twin double glazed Velux roof lights and a built-in under stairs storage cupboard.

Located off the kitchen is a generous utility room, being L shaped in nature with an additional bank of high and low level storage cupboards, fitted worktop and integrated washing machine. There is a side entrance door, extractor fan, radiator, and ceiling down lighters.

Located off the utility room is downstairs cloakroom having a low flush W.C., and wash hand basin. The ground floor accommodation is completed by a separate snug, which is flexible in nature with a radiator and television point.

The first floor landing includes a built-in over stairs cupboard which houses the gas fired central heating boiler.

The master bedroom runs front to rear and has a superb ensuite shower room which includes a low flush W.C., wash hand basin set in a vanity surround and walk-in shower cubicle with full height tiled splashbacks. Bedrooms two and three are generous double rooms and bedroom four being a single bedroom, and all four bedrooms include radiators and uPVC framed double glazed casement windows.

Finally, there is a house bathroom with a low flush W.C., pedestal wash hand basin and inset bath with wall mounted shower attachment and waterproof panelled splashbacks. The bathroom also includes a heated towel rail.

## To The Outside

The property is accessed directly off Calvert Close onto gravelled front driveway and hardstanding having a wide frontage providing off street parking for numerous vehicles.

A flagged pathway leads to the front door of the property with the remainder of the front garden being laid to lawn in addition to fenced side boundaries.

Running full width across the rear elevation is a paved sun patio, which steps out onto a triangular rear garden beyond being extensively laid to lawn with planted herbaceous side border. A pathway runs parallel with the side boundary with a hardstanding at the rear of the garden, which includes a garden shed.

The rear garden is fully enclosed to all sides by fenced boundaries creating the ideal environment for children, Grandchildren, and pets.

The property benefits from gas fired central heating throughout and an early inspection is strongly recommended.

## Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

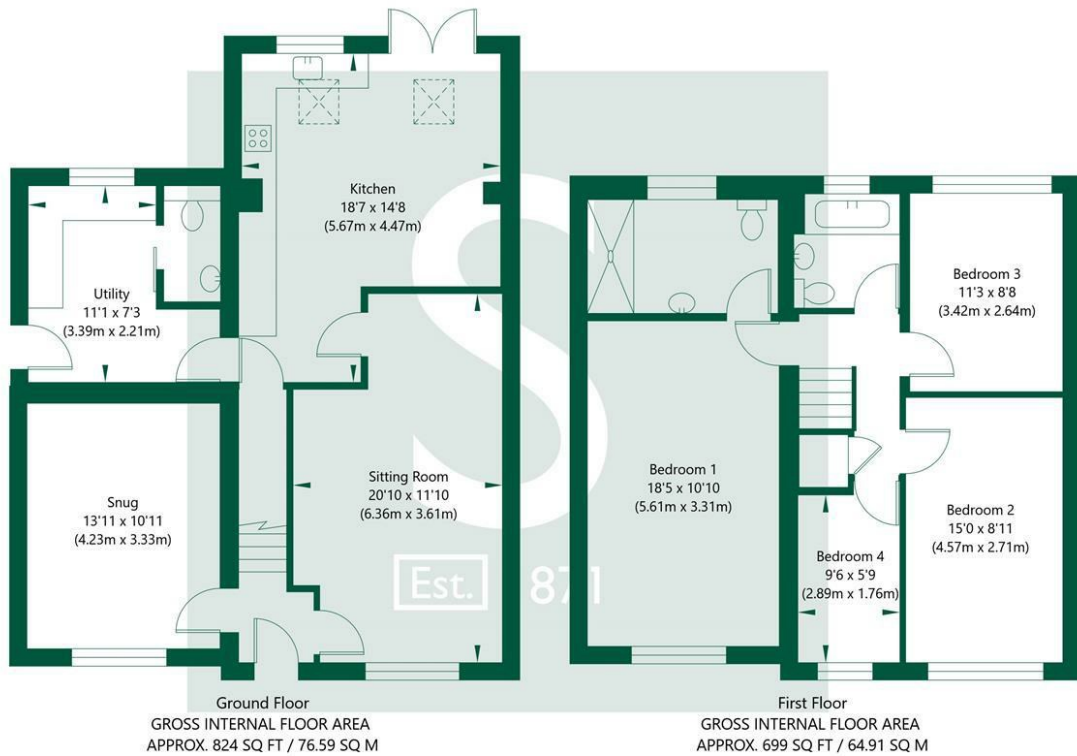
EPC Rating: TBC

Council Tax: C - City of York

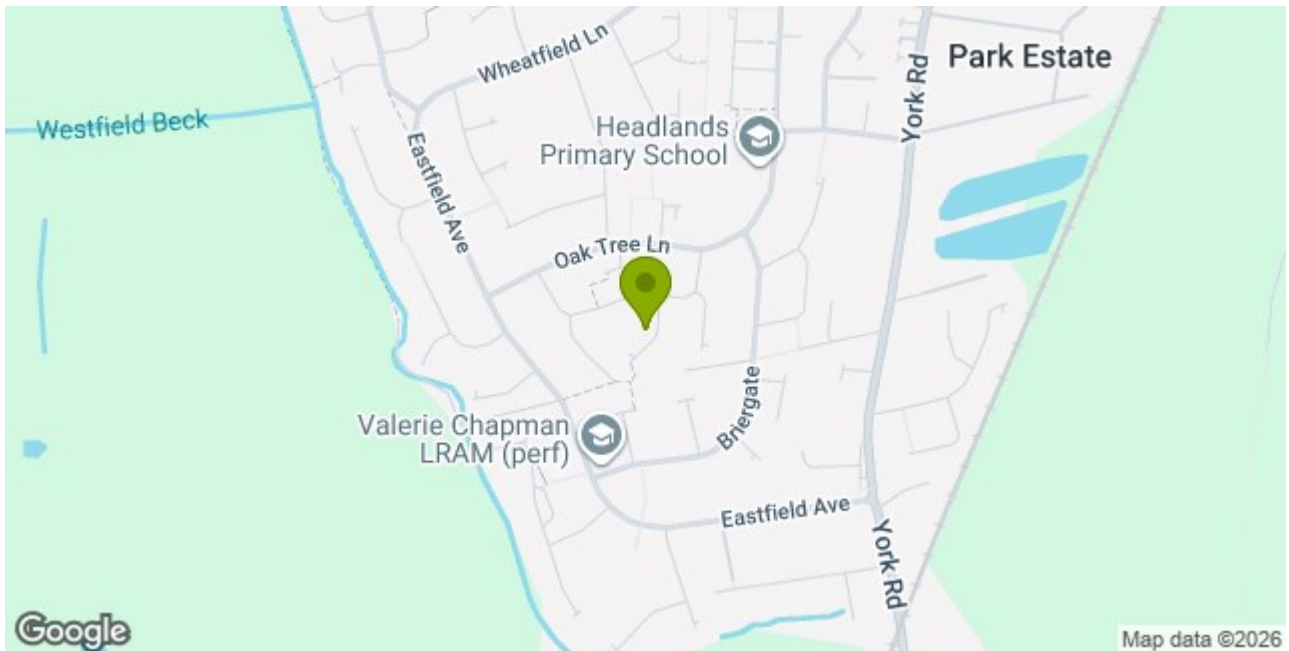
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1523 SQ FT / 141.5 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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