Ashtons

The Chestnuts, Wigginton, York, YO32 2TS

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Wigginton, York
YO32 2TS

Guide Price £290,000

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GUIDE PRICE £290,000 to £300,000
Set within the highly sought-after village of Wigginton, this extended three bedroom semi-detached home occupies a quiet and pleasant cul-de-sac position, ideal for families and those seeking village living with easy access to York.

The property opens into a welcoming entrance hall, leading through to a comfortable living room positioned at the front of the home, providing a cosy and relaxing space to unwind. To the rear, the open-plan kitchen and dining area forms the heart of the home, offering an excellent space for everyday living and entertaining. Double doors lead through to a conservatory, which enjoys views over the private rear garden and provides an additional versatile reception space. A downstairs WC completes the ground floor, adding everyday practicality.

To the first floor, the accommodation offers three well proportioned bedrooms. The master bedroom is positioned to the rear and benefits from a Juliet balcony, along with a dedicated dressing area, creating a light and well-considered principal suite. The second bedroom is a generous double to the front with built-in storage, while the third bedroom provides an ideal child's room, home office or guest space. A family bathroom completes the first floor.

Externally, the property benefits from a block-paved driveway and lawned garden to the front. To the rear is a fully enclosed garden featuring a lawn and a stylish patio area, ideal for outdoor dining and entertaining.

Overall, this is a well-presented and thoughtfully extended home in a popular village location, offering flexible living space and a peaceful setting.

Council Tax Band - C

Welcome
Home

The Chestnuts, Wigginton, York YO32 2TS

Freehold
Council Tax Band - C

- Extended Semi Detached Family Home
- Three Bedrooms
- Sought After Wigginton Village
- Conservatory Overlooking Rear Garden
- Master Bedroom With Dressing Area
- Quiet Cul-De-Sac Position
- Block Paved Driveway Parking
- Enclosed Rear Garden With Patio
- EPC - D
- Guide Price £290,000 to £300,000

GROUND FLOOR
506 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.

TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.
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