



**Cherwell Croft, Hambleton Selby YO8 9QQ**

**welcome to**

**Cherwell Croft, Hambleton Selby**

Cherwell Croft in Hambleton is a spacious detached family home with a bright lounge-diner, modern kitchen, utility room, four bedrooms including a master ensuite, and a stylish family bathroom, plus driveway parking, an integral garage and a large enclosed rear garden. A superb, comfortable home.



Cherwell Croft in Hambleton offers a wonderful opportunity to own a spacious detached family home in a sought-after location. The property welcomes you with a paved driveway providing parking for two cars and an integral garage complete with power, lighting and an up-and-over door. Inside, the entrance hall opens into a generous lounge and dining area, featuring a charming fireplace, ample room for a dining table and patio doors that lead directly to the rear garden. A convenient downstairs toilet sits off the hallway.

The kitchen is well-proportioned and fitted with a range of wall and base units, integrated appliances and laminate flooring, creating a practical and inviting space. A separate utility room offers additional storage, a sink and side door access to the exterior.

Upstairs, the home provides four bedrooms. Two are comfortable single rooms, each with laminate flooring, windows and radiators, while the remaining two are well-sized doubles with the same modern finish. The master bedroom benefits from its own ensuite, complete with a walk-in shower, sink and toilet. The family bathroom is stylishly appointed with a bath featuring a rainfall shower, a towel radiator, toilet and sink.

The rear garden is a standout feature, offering a large lawned area enclosed by fencing, ideal for families and outdoor enjoyment. This is a stunning home that delivers space, comfort and practicality in equal measure, perfectly suited to modern family living.

**Entrance Hall**

**Lounge**

**Kitchen**

**Utility**

**Landing**

**First Bedroom**

**Second Bedroom**

**Third Bedroom**

**Master Bedroom**

**Ensuite**

**Family Bathroom**

**Front Garden**

**Integral Garage**

**Rear Garden**



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## welcome to Cherwell Croft

- Detached Family Home.
- Four Bedrooms.
- Utility Room.
- Downstairs W/C.
- Integral Garage & Driveway Parking.

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers over  
**£340,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SEL108828 - 0004

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