



Bravener Court, Newton On Ouse

£325,000

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Bravener Court, York YO30 2DH

Est. 1871

£325,000

A surprisingly spacious 3 bedroom semi-detached home in an enviable cul-de-sac on the rural fringes of a picturesque village, just 6 miles from York. Offering over 1,400 sq ft of accommodation, the property features extended ground floor living space, a stylish en-suite shower room, double width driveway, integral storage garage and a delightful "cottage style" rear garden.

Originally believed to have been constructed in the late 1990s and later extended, this exceptional village home offers a thoughtfully designed interior ideally suited to modern family living.

A welcoming entrance hall with staircase leads into an impressive 30ft (9.15m) long L-shaped living space featuring attractive oak flooring, a wood-burning stove and a walk-in bay window overlooking the front of the property. The room flows seamlessly into a delightful garden room where a sliding double glazed door provides direct access out into the rear garden.

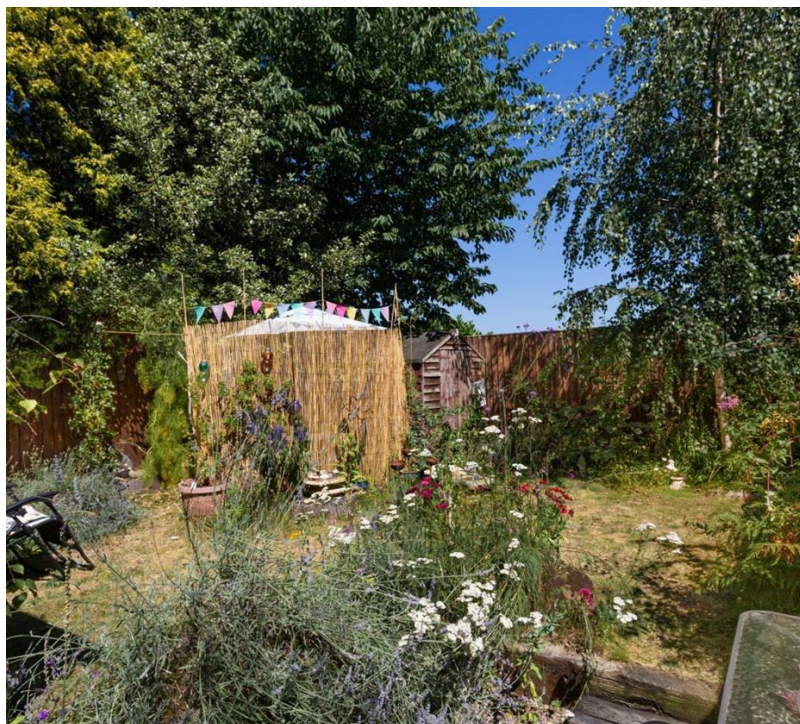
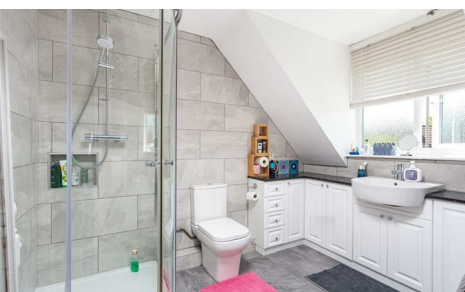
At the heart of the home is a stylish and spacious L-shaped kitchen/breakfast room fitted with an extensive range of contemporary wall and base storage and display units, generous work surfaces and a breakfast bar. Further features include space for a range cooker, an integrated dishwasher, freestanding appliance space and a double glazed stable style door opening onto the garden.

The ground floor accommodation is complemented by a



Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: C - 71
Council Tax: C - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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



cloakroom/WC and a practical utility room with internal access into the integral storage garage.

On the first floor, the landing leads off into a well proportioned principal bedroom with fitted wardrobes and an exceptionally spacious, beautifully appointed en-suite shower room. Bedroom two is another generous double room benefiting from a versatile dressing area or study space, while bedroom three is a dual-aspect double bedroom and both are served by a family bathroom.

Additional features include gas fired central heating system, double glazing and attractive rural glimpses from bedrooms two and three.

Externally, a substantial block paved double width driveway provides ample off road parking and access into the integral storage garage.

The enclosed rear garden has been attractively landscaped in a charming "cottage garden" style incorporating a lawn, paved seating area, established wildflower beds and mature shrub borders. The garden also benefits from external lighting and an outside water supply.

AGENTS NOTE

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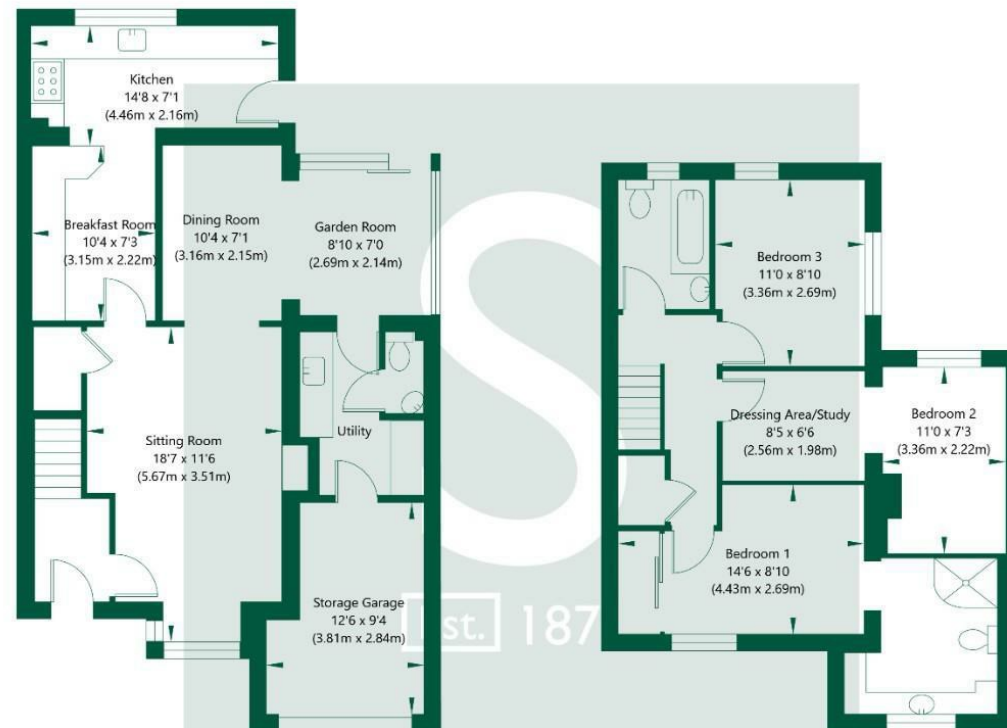
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1237 SQ FT / 114.89 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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