



20 St. Thomas's Way, Green Hammerton

£675,000 Guide Price

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The property is a beautifully appointed five-bedroom detached family home, forming part of this highly desirable development within the sought-after village of Green Hammerton, ideally positioned between the historic cities of Harrogate and York. Constructed in 2018, the property benefits from the remainder of a 10-year builder's warranty and offers exceptionally spacious, light-filled accommodation finished to an excellent standard throughout. Designed with modern family living in mind, the house combines generous reception space with high-quality fixtures and fittings, creating a superb home ready for immediate enjoyment. **OUTSIDE** To the front of the property, a driveway provides off-road parking and leads to the double garage with light, power and a remote-controlled electric door. Originally utilised as the development's show home office, the garage has been thoughtfully upgraded with insulated walls, laminate flooring and recessed spotlights, making it suitable for a variety of uses including a home office, gym or hobbies room, whilst still providing excellent storage. There is also useful boarded loft storage above. To the rear is a particularly attractive and generously sized landscaped garden, enjoying a high degree of privacy and comprising a lawn, well-stocked planted borders and a choice of paved and timber-decked seating areas. This delightful outdoor space is perfectly suited to relaxing, family life and entertaining throughout the warmer months. **AGENTS NOTE** The property benefits from solar panels together with an oil-fired central heating system. Constructed in 2018, the property is understood to benefit from the remainder of a 10-year builder's warranty.

GROUND FLOOR A welcoming reception hall with fitted storage cupboards provides an impressive introduction to the property and leads to the principal ground floor accommodation. There is a cloakroom fitted with a WC and washbasin, together with a contemporary wet room comprising a shower, WC and washbasin.

Council Tax band: F

Tenure: Freehold

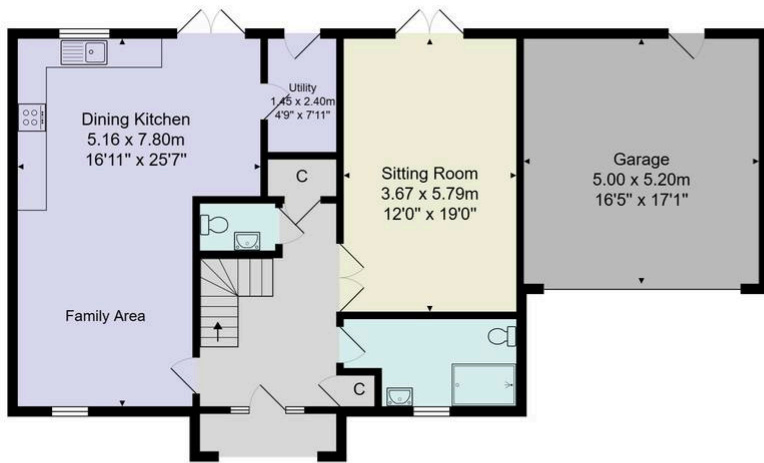
EPC Energy Efficiency Rating: B



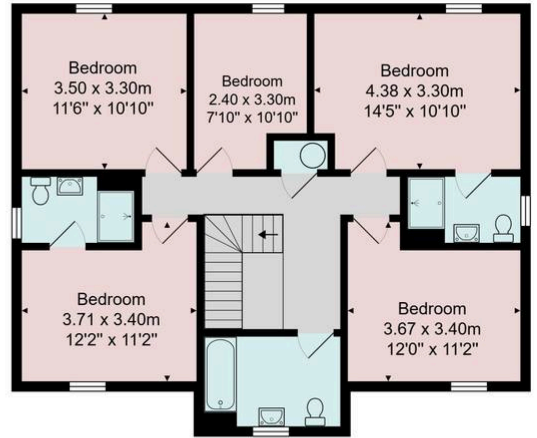
This versatile space could also be adapted to create a home office, snug or playroom, depending on a purchaser's requirements. A particular feature of the property is the stunning open-plan living kitchen, undoubtedly the heart of the home. Designed for both everyday family life and entertaining, it provides an impressive living and dining space with tiled flooring and ample room for a large dining table. The bespoke kitchen is fitted with an elegant range of solid wall and base units complemented by quartz worktops, a substantial central island with breakfast bar and an exceptional range of integrated appliances including a Quooker boiling water tap, induction hob with downdraft extractor, double Neff Slide & Hide steam ovens, integrated dishwasher, wine fridge, fridge and freezer. The separate utility room is fitted with matching cabinetry and worktops and provides additional storage together with plumbing for a washing machine. The spacious sitting room is a superb reception space, flooded with natural light and featuring glazed doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

FIRST FLOOR The principal bedroom is an impressive double room with a stylish en-suite shower room comprising a shower, WC and washbasin. Bedroom two is a further generous double bedroom. Bedroom three is another spacious double room, also benefiting from a contemporary en-suite shower room with shower, WC and washbasin. Bedrooms four and five are both well-proportioned double bedrooms, ideal for family members, guests or those requiring additional workspace. The family bathroom is beautifully appointed with a contemporary white suite comprising a bath with shower over, WC and washbasin set within a vanity unit.





Ground Floor



First Floor

Total Area: 197.7 m² ... 2128 ft²
 All measurements are approximate and for display purposes only.
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