



14 Waterstead Lane, YO22
Guide Price: £425,000

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Having been a much-loved family home for many years, this spacious detached property, built by a well known local builder, has been well maintained by the current owners and offers buyers the opportunity to move straight in whilst enhancing and personalising the accommodation over time should they wish.

Extending to approximately 1,442 sq.ft., the property offers generous and versatile accommodation throughout. The welcoming entrance hall leads through to an impressive dual-aspect living room, a wonderfully bright space that enjoys elevated views across the town and towards the surrounding countryside beyond, making it the perfect place to relax or entertain.

The ground floor centres around a welcoming and spacious hallway. The kitchen is well proportioned and enjoys an abundance of natural light thanks to a large Velux roof window. Fitted with a range of units and overlooking the rear garden, it also provides access to a useful sunroom, creating an ideal space for enjoying the garden, a utility area or further informal seating. A second reception that was utilised as a bedroom can also be found to this floor along with a spacious four-piece bathroom, complete with both a walk-in shower and corner bath, making the layout particularly well suited to multi-generational living, those seeking accessible accommodation or buyers looking to future-proof their home.

Externally the garage adds further practicality and excellent storage.

To the first floor are three further bedrooms, one currently utilised as a functioning office space, all offering comfortable proportions, together with a family shower room. The generous landing enhances the feeling of space and provides access to useful under-eaves storage, making excellent use of the roof space.

Outside, the property continues to impress with a driveway providing ample off-street parking, garage and attractive gardens offering a lovely balance of lawn, planting and seating areas.

Included within the sale is an additional parcel of land extending to approximately three-quarters of an acre, held under separate titles. Whilst a permanent structure cannot be erected, it provides fantastic additional outdoor space with potential for extending the gardens, recreational use, additional parking or simply enjoying as amenity land.

Occupying a desirable position within walking distance of the town centre, yet also enjoying quieter setting, this property is within easy reach of local schools, shops, transport links and everyday amenities. The elevated position provides an attractive outlook whilst still offering excellent convenience.

Whether you're searching for a spacious family home, somewhere to relocate and enjoy coastal living, or a property with the opportunity to add your own style over time, this home offers an increasingly rare combination of generous accommodation, parking, garage and an excellent location.

Council Tax Band: E







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