# 9 Dennings Mews, Wigginton Road, York, YO31 8JG

**Guide price £575,000**

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PRIME RESIDENTIAL

# 9 Dennings Mews Wigginton Road

## Stunning Brand-New 4 Bedroom Home with South Facing Gardens and Private Parking, close to York City Centre, the Railway Station and York Hospital

A rare opportunity to purchase one of just nine 3 and 4 bedroom new build townhouses, by award winning builders, Gem Construction. Offering cutting-edge design, exceptional energy efficiency, and contemporary living at its finest.

Accommodation comprises:-

Entrance hall, free flowing kitchen/dining/sitting room, WC, primary bedroom with en suite bathroom, 3 further double bedrooms, family bathroom

Landscaped garden, 2 parking spaces 1 with EV charging provision, delightfully green communal grounds

# DESCRIPTION

This exclusive development is approached through impressive brick pillars and is quietly tucked away off Wigginton Road. Just released for sale, this striking four-bedroom, two-bathroom home has been thoughtfully designed for modern living, combining high-end finishes with outstanding energy efficiency.

The ground floor offers a superb open-plan living and dining space, enhanced by underfloor heating. A striking fully glazed rear wall with large sliding door creates a seamless connection between the interior living space and the landscaped south facing garden beyond.

The contemporary kitchen opens directly to the main living space, the handleless design is sleek and stylish and includes premium Silestone worktops and a full suite of integrated AEG appliances, including a built-in wine cooler — perfect for entertaining.

Solid oak internal doors add warmth and quality, while large acoustic-rated double-glazed windows provide both peace and natural light.

Upstairs, the property boasts four well-proportioned bedrooms, including a stylish primary bedroom with generous en suite. The two contemporary bathrooms are finished with elegant marble-style tiling and feature full-size, hotel-style mirrors, creating a luxurious and refined atmosphere.

Designed with sustainability in mind, the home benefits from, energy-efficient air source heat pump, underfloor heating to the ground floor, accoustic-level double glazing, and EV charging cable pre-installed. There are two private parking spaces and additional visitors parking.

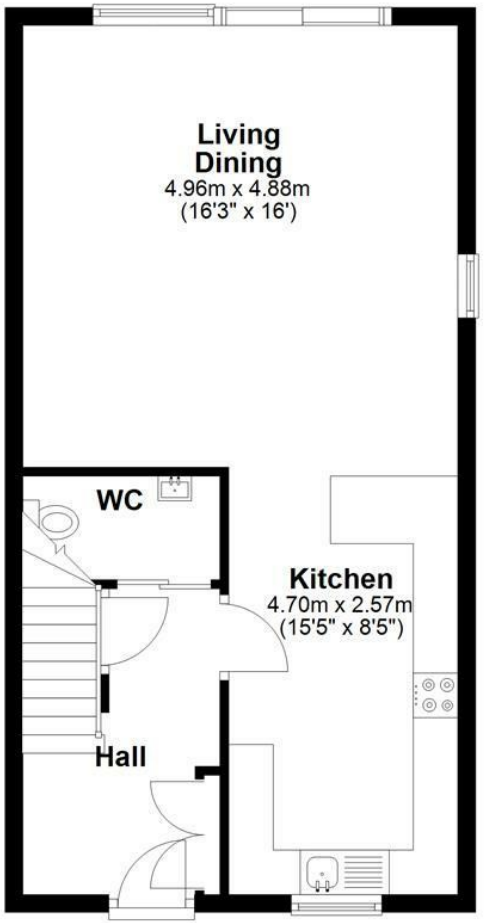
The property benefits from a 10-year Build-Zone warranty, providing reassurance and long-term protection and offers almost 1400 square feet of versatile living space. A generous family home, the property will also appeal to downsizers not wishing to compromise on space. Ideally located close to the city centre, railway station and the hospital, the property also has easy access to the ring road and Gillygate/Bootham. An oasis close to the city, Dennings Mews overlooks Wigginton Road allotments and has its own delightfully green communal grounds. The property enjoys generous south facing landscaped gardens.

Agents note: Please note that the furnished images used within this listing are computer-generated images (CGIs) and are for illustrative purposes only.

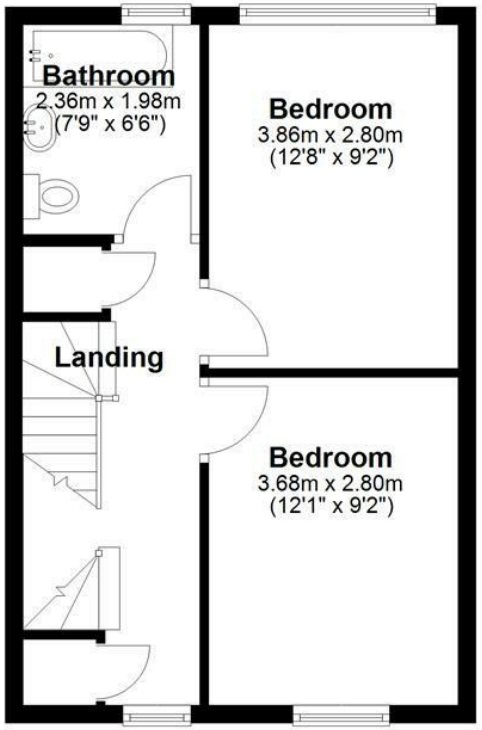
- **South facing garden and 2 parking spaces -EV charger ready**
- **10 year Buildzone Warranty**
- **Close to city centre, hospital and local walks**
- **Impressive eco-credentials with energy efficient heat pumps and underfloor heating to the ground floor**
- **Handleless Roundel kitchen with silestone worktops, wine cooler and AEG appliances**
- **4 bedrooms and 2 contemporary bathrooms**
- **Move in ready with solid oak doors and quality flooring throughout**
- **Landscaped gardens, and green communal spaces with 2 parking spaces and EV charging ready**
- **Highly efficient acoustic double glazing**
- **STAMP DUTY INCENTIVES AND PART EXCHANGE CONSIDERED**

## Freehold

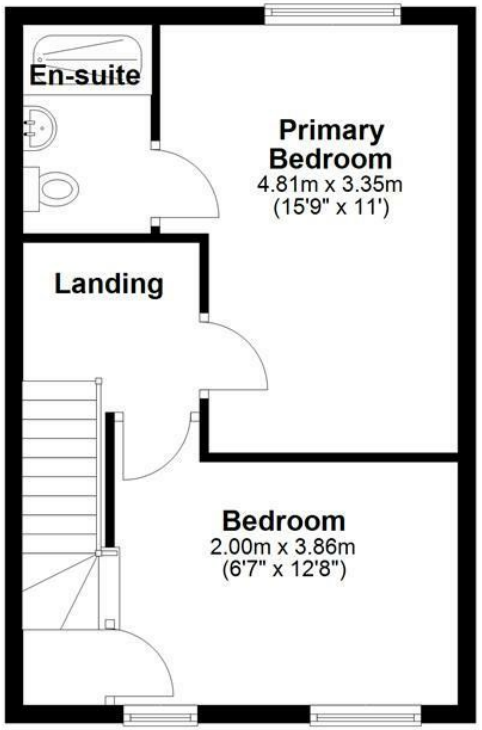
## Ground Floor
Approx. 47.7 sq. metres (513.3 sq. feet)




## First Floor
Approx. 37.3 sq. metres (401.9 sq. feet)



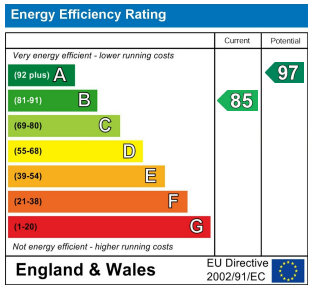

## Second Floor
Approx. 37.3 sq. metres (401.9 sq. feet)




Total area: approx. 122.4 sq. metres (1317.0 sq. feet)

Not to scale-for illustrative purposes only. All measurements and fixtures including doors and windows are approximate and should be independently verified.
Prepared by Andrew N Wilson Photography

Plan produced using PlanUp.




YORK SCIENCE PARK, INNOVATION CENTRE INNOVATION WAY, HESLINGTON, YORK, NORTH YORKS, YO10 5DG
**T.** 01904 202820 | **E.** info@prime-resi.com
**WWW.PRIME-RESI.COM**