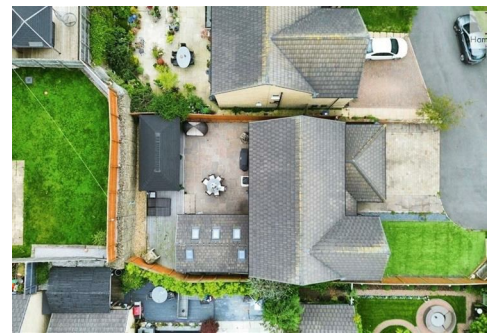




2 Moorbank Drive, Shelf, HX3 7DT £565,000

A truly exceptional four bedroom detached family home which has been substantially extended and comprehensively upgraded to an outstanding specification by the current owners. Originally built in 2018, this impressive property now offers an exceptional blend of contemporary design, generous living accommodation, sophisticated technology and high-quality finishes throughout. The spectacular extended kitchen, dining and family space is undoubtedly the heart of the home, featuring five electric Velux windows and full-width cantilever bifold doors opening onto a superb paved garden with hot tub and multiple entertaining areas. Offered with no onward chain and the remainder of the 10-year builder's warranty, this is a home that needs to be viewed to fully appreciate the quality and attention to detail.

From the moment you enter, it is clear that this is far more than a standard modern development property. The current owners have undertaken a comprehensive programme of improvements, extending and upgrading the original 2018 specification to create a highly individual and luxurious family home.

The rear extension has transformed the ground floor, creating a magnificent open-plan kitchen, dining and family living space. Five electrically operated Velux windows provide an abundance of natural light, whilst the impressive cantilever bifold doors open directly onto the rear garden, creating an enviable space for entertaining and allowing the garden to become a natural extension of the living accommodation.

The kitchen itself is a particular highlight, featuring an extensive range of high-quality fitted units, a substantial central island and luxurious granite work surfaces. The specification is exceptionally comprehensive, incorporating four ovens, microwave, warming drawer, wine cooler, coffee maker, dishwasher, five-ring gas hob and instant hot-water tap.

There is generous space for both a large dining table and comfortable seating area, with a stylish media wall providing the perfect focal point for family evenings.

A useful side entrance leads to a ground-floor bathroom and a superbly equipped utility room. The utility includes an integrated fridge freezer and dishwasher, plumbing for a washing machine and, particularly appealing to dog owners, a dedicated dog-wash station.

The separate lounge provides a more traditional reception space and features an attractive feature fireplace and bay window, enjoying an open aspect and plenty of natural light.

The first floor provides four well-proportioned double bedrooms, making this an ideal home for a growing family. Two of the bedrooms benefit from their own en-suite facilities, while the remaining bedrooms are served by the beautifully appointed four-piece family bathroom.

The main bathroom has been upgraded to provide a luxurious finish and incorporates a television and sound system, adding a touch of hotel-style indulgence.

Externally, the property is equally impressive.

To the front is a large driveway providing excellent off-road parking, together with a low-maintenance artificial lawn.

The large detached garage benefits from an electrically operated door and water supply, offering excellent storage and potential for a variety of uses.

The rear garden has been designed primarily for entertaining and relaxation, with a substantial paved area divided into several seating zones. A hot tub, feature lighting and numerous external power points make this a particularly versatile outdoor space, equally suited to summer entertaining or relaxing with family and friends.

A significant attraction of this property is the level of investment

made by the current owners. The home has been extended and comprehensively upgraded from the original builder's specification, with improvements including:

Rock doors, plantation-style shutter blinds, tablet controls on each floor, integrated stereo sound systems to several rooms, a bespoke high-specification kitchen, upgraded utility room, bathrooms and en-suites, rear extension, luxury media wall and enhanced external entertaining space.

The result is a sophisticated, highly practical and beautifully presented family home which combines the advantages of a relatively modern property with a level of specification rarely found in a standard new-build offering.

Early viewing is highly recommended to appreciate the scale, quality and exceptional specification of this impressive home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 