

5 Connaught Gardens, St Oswald's Road, York, YO10 4FR

Guide price £1,495,000

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PRIME RESIDENTIAL









5 Connaught Gardens St Oswald's Road

EXCEPTIONAL 3 STOREY PROPERTY ON A SUPERB PRIVATE PLOT WITH A LARGE GARAGE AND USEFUL STUDIO ABOVE. IDEALLY PLACED CLOSE TO THE CITY AND WITHIN THE CATCHMENT AREA OF FULFORD SCHOOL.

Stunning family home with exceptional south-westerly gardens and beautiful open countryside views to the rear.

Accommodation comprises:-
Entrance hall. free flowing kitchen/dining family room, utility/boot room, snug, 5 double bedrooms (2 en suite) family bathroom, study/bedroom 6

Double garage with large studio room above

Private driveway and large gardens.

DESCRIPTION

This exquisite family home has been significantly upgraded by the current owner who has introduced high quality finishes and an enormous amount of style throughout. The property, which benefits from the balance of a 10 year warranty provides all modern comforts with natural stone from artisan local company Terzetto Stone in Long Marston and underfloor heating to the ground floor. There is a stunning in-frame kitchen and bespoke boot room by Chapel kitchens of Nun Monkton with beautiful marble worksurfaces. Flooded with natural light, the expansive family area seamlessly connects to the outdoors via full-width bi-fold doors, opening onto a generous paved terrace and unusually large south-westerly garden—perfect for al fresco dining, summer gatherings, or simply relaxing in privacy.

To the first floor are two luxury bathrooms (one en-suite) and 4 generously sized double bedrooms, some with bespoke wooden wardrobes and superb views across open countryside to the rear. The primary bedroom suite, occupies the entire top floor. This stunning private retreat boasts its own balcony overlooking the garden, a spacious dressing room, which could also be used as a further bedroom or home office, and a luxurious marble en-suite bathroom with contemporary fittings and a large walk-in shower.

Situated within easy reach of Fulford's excellent schools, local amenities, and York city centre, this exceptional home offers contemporary living in a prime location.

- **Significant detached home by award winning builders with no forward chain**
- **5/6 bedrooms and 3 bathrooms**
- **Upgraded specification throughout including limestone flooring to ground floor**
- **Impressive eco credentials with EPC rating of B**
- **Bespoke wooden kitchen with stunning marble worksurfaces by Chapel Kitchens**
- **Luxury marble tiles to bathrooms**
- **Superb family room with bi-fold doors opening to large terrace and stunning south-westerly gardens**
- **Generous double bedrooms featuring bespoke wooden wardrobes**
- **Primary bedroom with private balcony, dressing room and luxury marble bathroom**
- **Ideal location with delightful riverside walks to the city and catchment for Fulford School**

Freehold

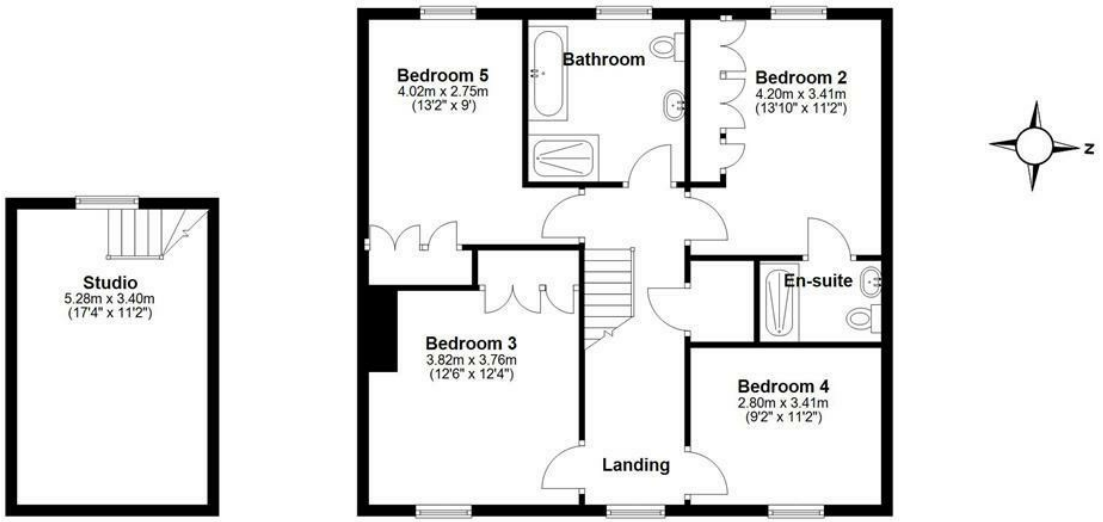






First Floor

Approx. 97.2 sq. metres (1045.9 sq. feet)



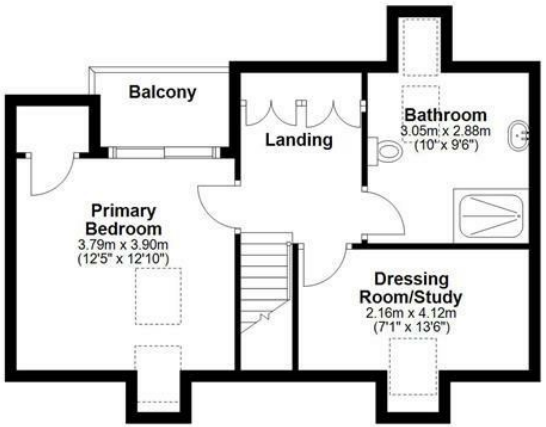
Ground Floor

Approx. 106.0 sq. metres (1141.4 sq. feet)

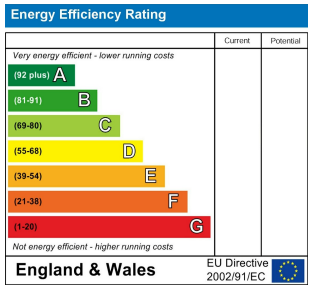


Second Floor

Approx. 45.7 sq. metres (492.1 sq. feet)



Total area: approx. 248.9 sq. metres (2679.4 sq. feet)



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