

## Dovecot Close, Wheldrake, York Offers Over £475,000

A beautifully upgraded family home in the heart of Wheldrake, offered for sale with no onward chain.



Set within the charming and highly desirable village of Wheldrake, this beautifully presented detached home offers a perfect blend of contemporary comfort and traditional village living. Recently upgraded throughout, the property enjoys a walled rear garden, private driveway, and detached garage, making it a perfect choice for families seeking a stylish and manageable home in one of York's most sought-after locations.

The property has been thoughtfully improved by the current owners, including the installation of new uPVC double-glazed windows and bi-folding doors.

Upon entering, a welcoming hallway provides a staircase to the first floor with doors into the dining room and spacious sitting room filled with natural light. The sitting room provides the perfect setting for family gatherings and quiet evenings alike. Bi-folding doors open out onto the beautifully landscaped rear garden, extending the living space outdoors during the warmer months.



At the heart of the home lies the impressive breakfast kitchen, designed for both everyday living and entertaining. Fitted with a modern range of wall and base units, sleek granite work surfaces, and integrated appliances along with space for a range style cooker and dishwasher. The dining room provides the ideal space for family and more formal meals overlooking the front garden.

Upstairs, the home continues to impress with four well-proportioned bedrooms, each thoughtfully presented to offer comfort and flexibility. The principal bedroom features a generous and modern en suite, while the remaining bedrooms are perfectly suited to children, guests, or even a home office. The stylish family bathroom has been tastefully modernised, featuring a contemporary three-piece suite with shower over the bath and elegant tiled walls.



Externally, the property enjoys an enviable position within a quiet residential setting. The front garden is neatly landscaped with a lawn and decorative planting, while a paved pathway leads to the entrance and side access gate. To the rear, the garden provides a private and secure outdoor haven, complete with a beautifully managed lawn and recently laid porcelain patio area, perfect for alfresco dining or children's play. A private driveway and detached garage offer ample off-street parking and storage.

Agents Note - Furniture within photographs have been CGI enhanced for marketing purposes.

### Village of Wheldrake

The vibrant village of Wheldrake is one of York's most sought-after locations, celebrated for its strong sense of community and picturesque surroundings. The village offers a wonderful range of local amenities, including a highly regarded Church of England Primary School, a traditional pub, village shop, post office, and coffee shop, all contributing to a friendly and welcoming atmosphere. For families, the area falls within the catchment of the award-winning Fulford Secondary School, one of the most respected schools in the region.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: 70 (C)

Council Tax: E - City of York

Current Planning Permission: No current valid planning permissions



Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 625533

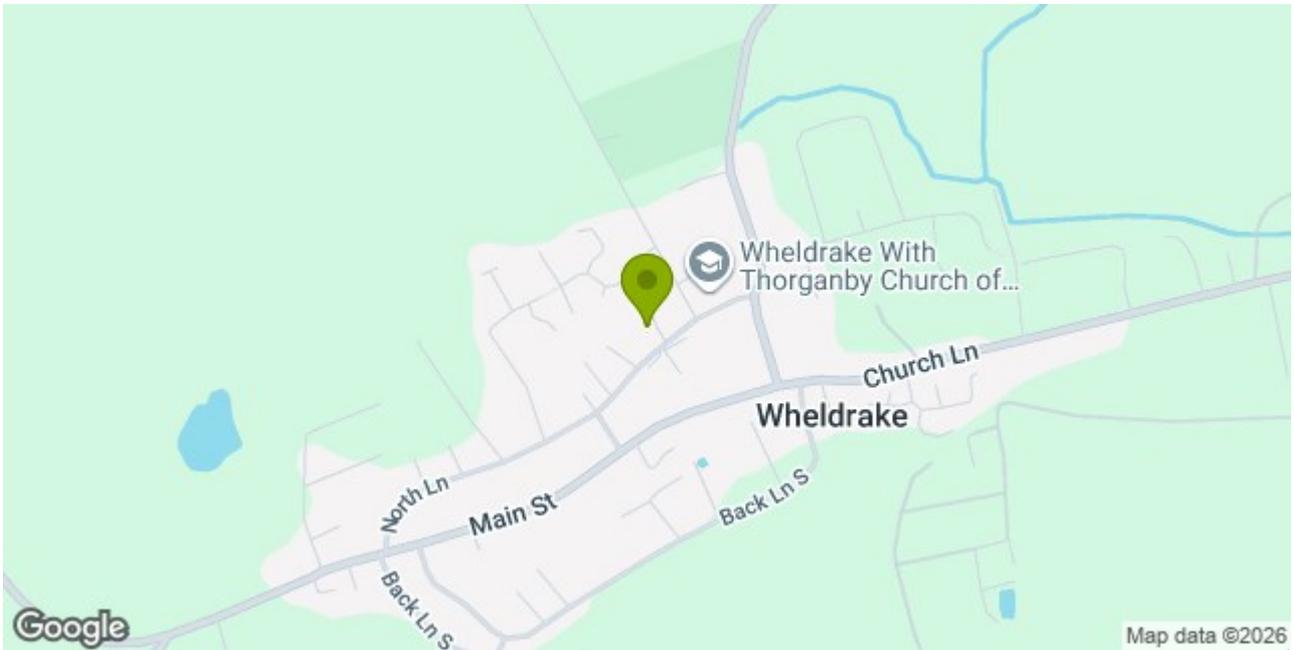
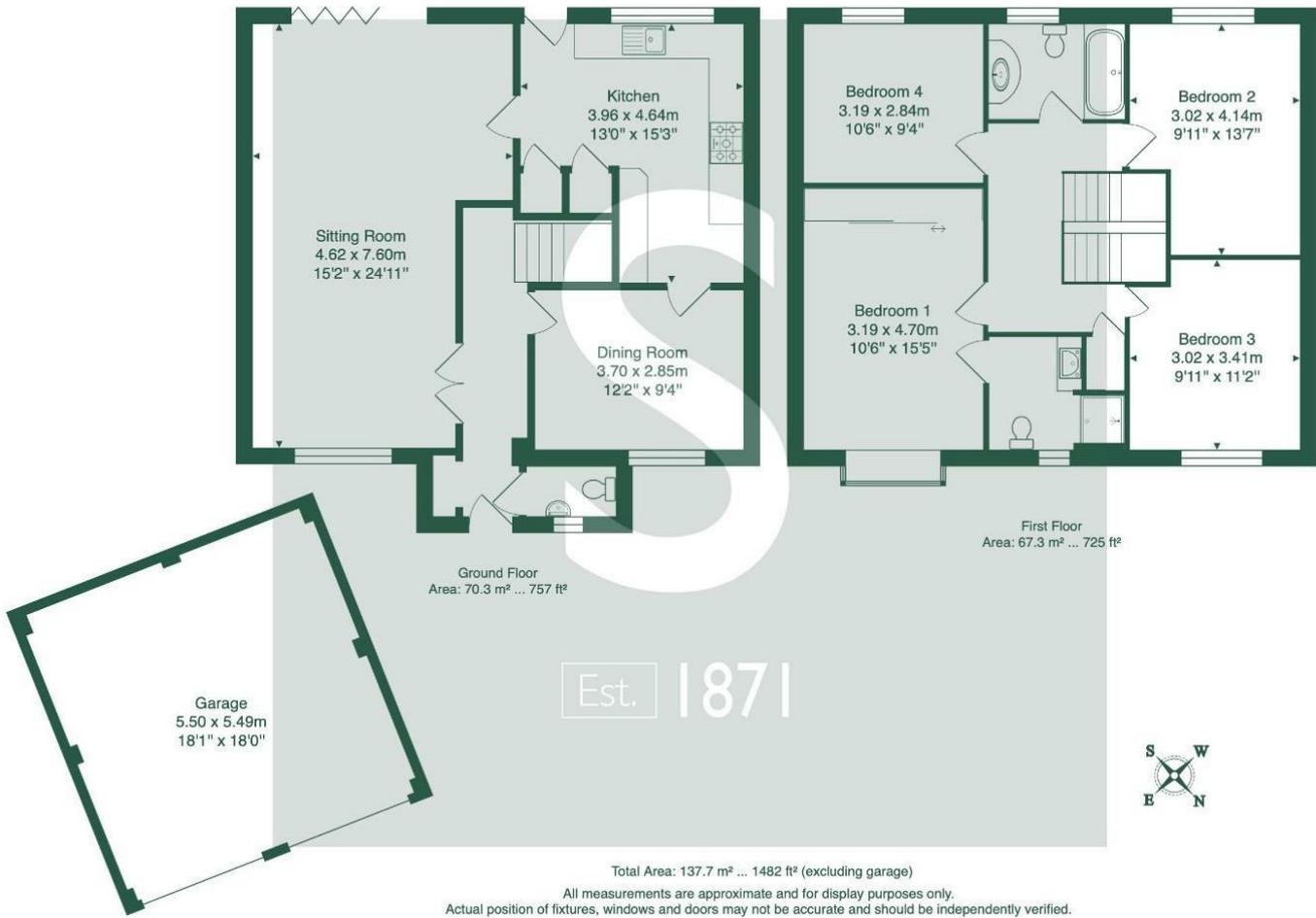
Imagery Disclaimer:

Please note that some photographs have been digitally enhanced using CGI and AI-generated furniture to assist with visualisation. These images are for marketing purposes only and may not reflect the property's exact appearance, contents, or condition at the time of viewing.

\*Download speeds vary by broadband providers so please check with them before purchasing.



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