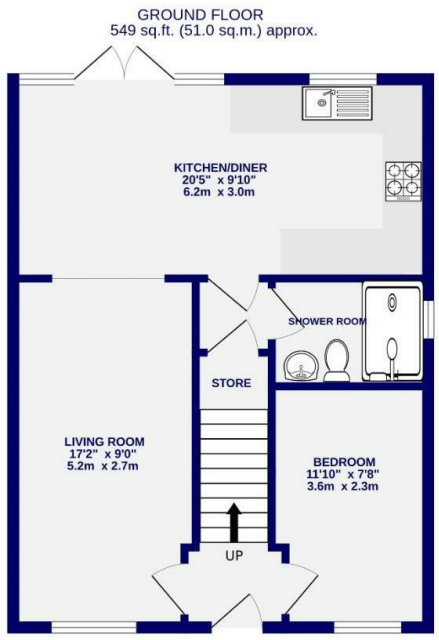
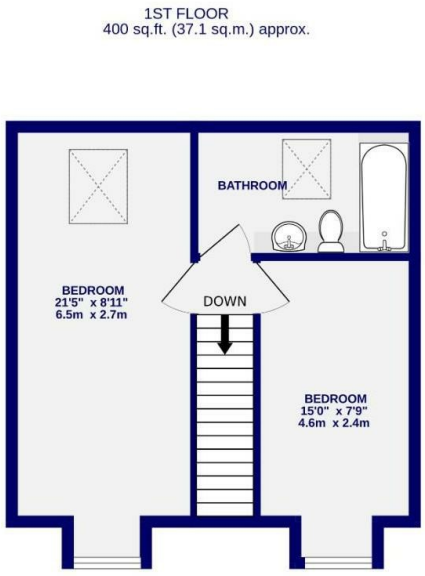
Ploughmans Close
Copmanthorpe, York
YO23 3YG

Freehold
Council Tax Band - D

- Detached House
- Three Double Bedrooms
- Two Bathrooms
- Well Presented
- Open Plan Rear Kitchen Dining Room
- Driveway Parking
- EPC B





TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, if included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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£350,000

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A beautifully presented detached home set within the ever popular village of Copmanthorpe, offering three bedrooms and two bathrooms with bright, contemporary living accommodation arranged over two floors. The property enjoys a well balanced layout ideally suited to modern family life, with open plan living space to the ground floor and a generous garden to the rear.

Entering through the front door, a welcoming entrance lobby provides access to both the lounge and the ground floor double bedroom, which could equally serve as a home office or guest suite. The lounge is a bright and comfortable space with engineered oak flooring and a large front facing window, flowing seamlessly into the impressive kitchen dining room at the rear of the property. Spanning the full width of the house, this space creates a superb area for both everyday living and entertaining, with French doors opening directly onto the garden and allowing natural light to flood the room.

The kitchen is fitted with a stylish range of shaker style units complemented by modern work surfaces and a selection of integrated appliances including oven, hob, extractor, dishwasher and fridge freezer, along with space for a washing machine. A modern ground floor shower room completes the ground floor accommodation, along with useful under stairs storage.

To the first floor are two well proportioned bedrooms including a generous dual aspect principal bedroom, together with a stylish family bathroom fitted with a three piece suite incorporating a bath with shower over, vanity unit and heated towel rail.

The property benefits from gas central heating with underfloor heating throughout the ground floor, double glazing and excellent insulation, achieving an impressive EPC rating of B.

Externally the property is approached via a block paved driveway providing convenient off street parking. To the rear is an attractive enclosed garden with patio seating area and lawn, ideal for outdoor dining and entertaining.