



The Beeches Arkendale Road, Ferrensby

£675,000 Guide Price



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An individual three/four-bedroom detached village home occupying a delightful enclosed plot with **enclosed lawned gardens, double garage and versatile accommodation** forming part of a select development within this highly regarded village.

The property offers generous and adaptable accommodation arranged over two floors, ideally suited to a range of purchasers including families, those looking to downsize without compromise, or buyers seeking flexible living for multi-generational arrangements.

Externally, the property occupies a delightful enclosed plot with beautifully maintained lawned gardens to all sides, stocked flower and shrub borders, mature hedging and paved pathways creating a private and peaceful setting. The driveway provides ample off-street parking and leads to the substantial double garage, whilst the attractive gardens offer excellent space for outdoor entertaining and relaxation.

Occupying a prominent position within this highly regarded village setting, the property combines spacious and versatile accommodation with attractive gardens and an excellent level of privacy.

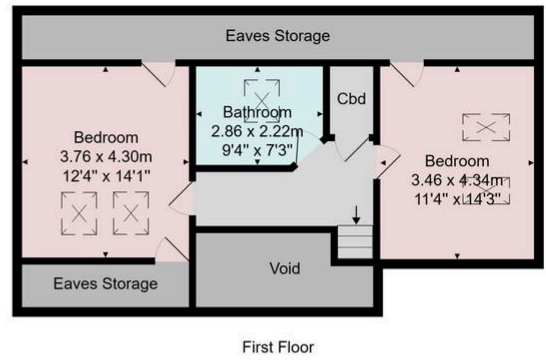
Council Tax band: G

Tenure: Freehold



A welcoming entrance hall creates an immediate sense of space, featuring an attractive timber staircase rising to the first floor, useful under-stairs storage and access to a ground floor WC. The generously proportioned lounge provides an excellent principal reception space, centred around an attractive fireplace and enjoying an abundance of natural light. Double doors open through to the impressive vaulted garden room, a superb additional reception area with feature glazing and lovely views over the gardens. There are two further versatile reception rooms to the ground floor, both of which could equally be utilised as spacious double bedrooms, ideal for those seeking single-level accommodation or home working space. These rooms are served by a contemporary shower room fitted with a modern suite including walk-in shower, wash hand basin and WC. The breakfast kitchen is fitted with a range of attractive shaker-style wall and base units complemented by timber work surfaces and tiled flooring. Designed as a practical and sociable space, the kitchen provides ample storage, informal dining space and pleasant outlooks over the gardens. A separate utility room gives internal access through to the large double garage. To the first floor, an attractive galleried landing with Velux rooflights leads to two generous double bedrooms, both benefiting from useful eaves storage. The accommodation is served by a spacious house bathroom fitted with a modern white suite incorporating a bath with shower over, vanity storage and contemporary tiling.





Total Area: 198.3 m² ... 2134 ft² (excluding void)
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