



Garth Drive | Hambleton | YO8 9QD

£425,000

Four bedroom detached | Council Tax Band E | EPC Rating A

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***ENVIABLE TUCKED AWAY LARGE PLOT. BEAUTIFULLY PRESENTED. THREE RECEPTION ROOMS. ***

An immaculate family home located in a highly sought after location, set within close proximity to public transport links and green spaces, making it ideally placed for those who enjoy the convenience of the city and the tranquility of nature.

Inside this stunning home, you will find three generously proportioned reception rooms, perfect for both entertaining and relaxing. The home also boasts a single, well-appointed updated kitchen, equipped with all the essentials for modern living.

The property provides four spacious bedrooms, offering plenty of room for a growing family or overnight guests. Completing the luxurious internal accommodation are two pristine bathrooms (one en-suite wet room), designed to the highest standards for ultimate comfort and convenience.

One of the unique features of this property is the inclusion of solar panels, a testament to the home's energy efficiency and a valuable asset for eco-conscious buyers, currently with an estimated generation of 5224 kwh per annum at 17.85p kwh with 7.14p kwh export. (Approx. £1300 per annum) There is also ample parking, including a double garage with electric door, and a beautifully maintained garden, providing an outdoor space for all to enjoy.

In terms of condition, the property is immaculate, having been maintained to an exceptional standard by the current owners. This, combined with the desirable location and unique features, makes this property a rare find on the market.

We invite those interested in a first-class living experience to view this remarkable property. We are confident that you will be impressed by the quality and style of this outstanding home.

Ground Floor

Porch

PVCu double glazed entrance door and frosted windows, light and door to hall.

Hall

Stairs to first floor landing, radiator coving to ceiling, doors to rooms and WC.

WC

Comprising a contemporary suite with tiled wall, half pedestal wash hand basin and unit housed push flush WC. Extractor fan, chrome central heated towel warmer and laminate flooring.

Lounge 6.58m x 3.25m (21'7" x 10'8")

Having ceiling downlighters, laminate flooring, two radiators, PVCu double glazed window to front aspect and patio doors to garden room.

Garden Room 3.25m x 2.41m (10'8" x 7'11")

PVCu double glazed windows and french doors to garden, double panel central heating radiator and downlighters to ceiling.

Dining Room 3.81m x 2.95m (12'6" x 9'8")

PVCu double glazed window to front aspect, radiator, laminate flooring, downlighters to ceiling and door to kitchen.

Kitchen 3.84m x 4.92m (12'7" x 16'2")

Comprising a modern updated kitchen with handleless wall, base units and drawers. One and half sink and bowl drainer, corian worksurfaces with matching upstand, integrated five ring gas hob, extractor concealed over, slide and hide 'Neff' oven and microwave. Plumbing for washing machine, space for tumble dryer, recessed space for large fridge freezer, contemporary radiator, downlighters to ceiling, PVCu double glazed window to rear aspect and stable door with window.

First Floor

Landing

Loft hatch, radiator and doors to rooms.

Bedroom 3.71m x 3.96m (12'2" x 13'0")

Fitted furniture, PVCu double glazed window to front aspect and radiator. Door to en-suite.

En-suite

Fully tiled walls and floor with a wet room design having walk-in shower, vanity housed wash hand basin and unit housed push flush WC. PVCu double glazed frosted window, chrome central heated towel warmer, PVCu double glazed frosted window and shaver point.

Bedroom 3.73m x 3.30m (12'3" x 10'10")

PVCu double glazed window to front aspect and radiator beneath with laminate flooring.

Bedroom 2.77m x 2.84m (9'1" x 9'4")

PVCu double glazed window to rear aspect and radiator beneath.

Bedroom 2.79m x 2.64m (9'2" x 8'8")

PVCu double glazed window to rear aspect and radiator beneath.

Bathroom 1.60m x 2.67m (5'3" x 8'9")

Fully tiled wall and tiled floor. Having a shower bath with screen, pedestal wash hand basin and push flush WC. Shaver point, PVCu double glazed frosted window and feature centre heated chrome towel warmer.

Exterior

Set in a tucked away position with large sweeping tarmac drive accessing the double garage with electric door. The rear garden is well enclosed and landscaped with flagged patio, lawn and sheltered seating area which is also flagged.

Agents notes





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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