



Grays Lodge Ganton Road, Foxholes, Drifffield YO25 3QL
Offers In Excess Of £500,000

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Stunning modern, detached contemporary family home which has been extended and finished to a high standard throughout.

+++Grays Lodge is a STUNNING, MODERN DETACHED FAMILY HOME which has recently undergone a scheme of modernisation including a SUBSTANTIAL EXTENSION TO THE REAR. The property now benefits from FOUR BEDROOMS and THREE BATHROOMS as well as a FANTASTIC OPEN PLAN CONVIVIAL LAYOUT TO THE GROUND FLOOR with bi-folding doors opening up out to the rear garden IDEAL FOR THOSE WITH CHILDREN AND FOR ENTERTAINING+++

'In our opinion' the property is offered to the market in excellent order throughout including modern breakfast kitchen and a feature modern house bathroom, the heating system is LPG gas heating but the property has been fitted with solar panels and battery storage for excellent energy efficiency. The property also benefits from being fully double glazed, log burner stove in the lounge and modern decoration throughout.

The accommodation itself briefly comprises entrance hall, separate w/c, lounge which is in turn open plan to the modern breakfast kitchen/diner and again is open plan to the sun room extension with bi-folding doors to the garden and patio doors to the covered patio/hot tub. From the kitchen is also a rear entrance hall/utility room. To the first floor are three bedrooms including a substantial master bedroom (which would easily create two double bedrooms) with dressing room, modern house bathroom, and en-suite shower room to bedroom three. To the second floor is a further double bedroom with dressing room (restricted head room) and a further newly fitted shower room. (second floor makes for an ideal teenagers annexe)

Externally the property benefits from well presented lawned front and rear gardens, generous gravelled driveway to the front which leads down the side of the property to the garage at the rear (currently converted to create a home office)

Internal viewing really cannot be recommended highly enough to fully appreciate the space, setting, finish and views on offer from this immaculate, well presented family home.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

With double glazed entrance door and stair to the first floor landing, doors to lounge and kitchen, door to:

Cloakroom/W/c

Fitted with low flush w/c, wash hand basin and double glazed window to the front.

Lounge

16'0" max into bay x 10'9"

Double glazed box window to the front, feature log burner and open plan to:

Breakfast Kitchen/Diner

25'7" x 12'9" max

Fitted with a modern matching range of wall and base units with granite work surfaces over, two double glazed windows to the rear, open plan to sun room and door to:

Utility/Rear Entrance

8'6" x 7'6"

With double glazed entrance door to the side fitted base units with granite, work surfaces over.

Sun Room

12'5" x 12'1"

With bi-folding doors to the rear opening out into the garden, ideal for entertaining and/or children, double glazed double patio doors to the covered patio/hot tub area.

FIRST FLOOR

Landing

With double glazed window to the front and stairs leading to the second floor landing. Doors to:

Master Bedroom

25'7" x 12'1"

Substantial double bedroom (which would easily split into two double bedrooms, two sets of double glazed double patio doors opening out to a 'Juliette' balcony and offering open aspect countryside views to the rear.

Dressing Room

9'10" x 7'6"

Bedroom Two

13'5" x 10'9"

With double glazed window to the front and door to the house bathroom.

Bedroom Three

10'5" x 7'6"

Double glazed window to the front and door to:



Set in a secluded village location with generous well presented gardens, ample parking for several vehicles and double detached garage, currently converted to a home office.

En--Suite Shower

7'6" x 3'11"

Fitted with white three piece suite comprising step in shower, low flush w/c, and wash hand basin.

House Bathroom

10'9" x 8'10"

The house bathroom can be accessed via Bedroom Two and The Master, Fitted out with a substantial double wet room style shower, low flush w/c and two vanity wash hand basins, fully tiled with double glazed window to the side.

SECOND FLOOR

Landing

With access to eaves storage and doors to:

Bedroom Four

18'4" x 12'1" restricted head room

Two double glazed windows to the rear with fantastic open aspect views, access to eaves storage and opening to:

Dressing Room/Store

10'5" x 5'6" restricted head room

With wall mounted gas boiler and access to eaves storage.

Shower Room

7'6" x 5'6"

Recently fitted with a modern white three piece suite comprising step in shower, low flush w/c and wash hand basin, double glazed 'Velux' window to the read.

EXTERNALLY

The front of the property has an attractive lawned garden with planted borders and gravelled driveway which leads down the side of the property to the detached garage at the rear which has currently been converted into a Home Office. To the rear of the property is a lawned rear garden with paved patio plus a feature covered patio area which is currently being used for the hot tub area.

LOCATION

The property is located on a secluded, lane within the countryside village of Foxholes to the South/West of Scarborough. The property affords excellent equidistant access to a number of popular towns including Driffield (10 Miles) Scarborough (12 miles) Bridlington (14 miles) and Malton 18 Miles)

Council Tax Band and EPC

Council Tax Band - E

EPC Rating - Band T.B.C

Details Prepared/Ref

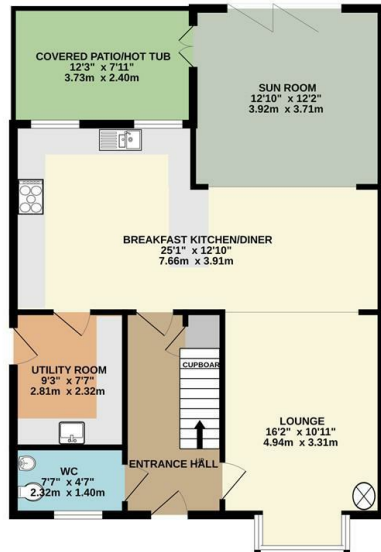
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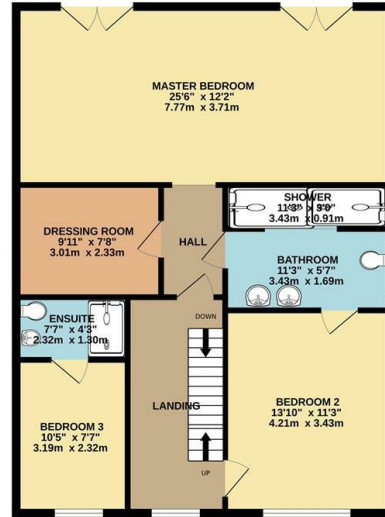




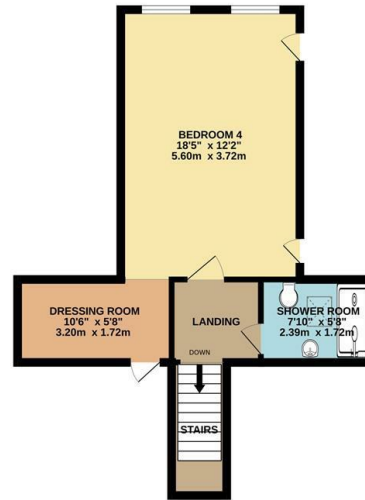
GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
881 sq.ft. (81.8 sq.m.) approx.

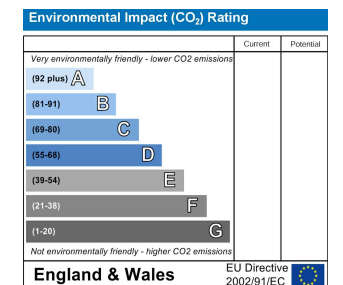
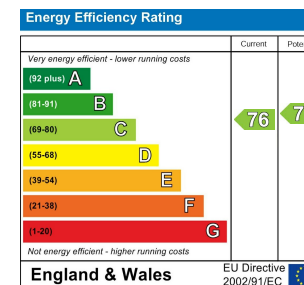
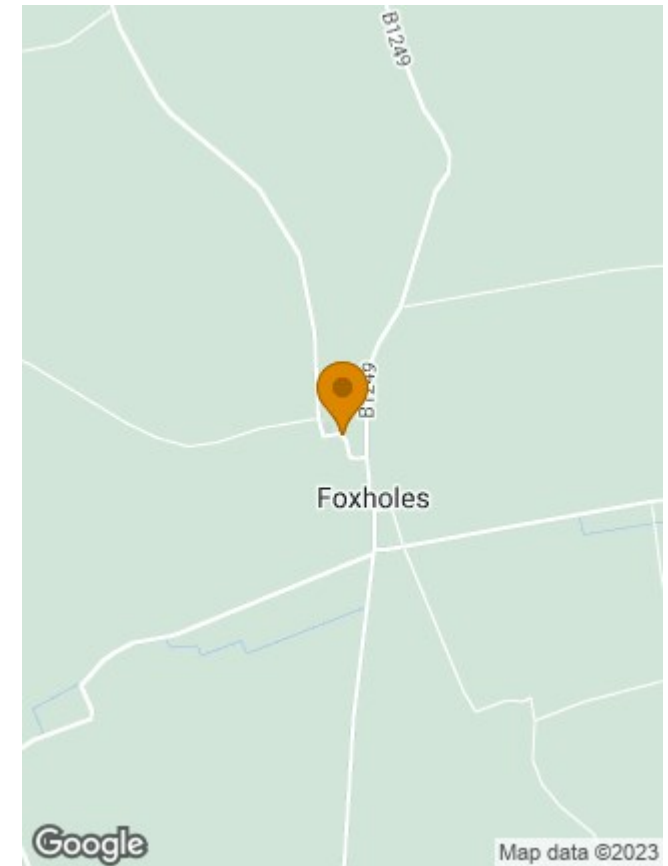


2ND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 2062 sq.ft. (191.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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