

# SUPERIOR HOMES

# ROYSTON & LUND



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# Arlick Bungalow York

Measham | DE12 7JH

Offers In The Region Of £585,000

Royston and Lund are delighted to bring to the market 'Arlick', a spacious detached four-bedroom home tucked away behind Measham High Street, offered to the market with no upward chain. Originally starting life as Arlick Bungalow but has been significantly extended over the years.

Set back from the road in a small, quiet cul-de-sac, this long-standing family home exudes character and charm. With ample garden space and parking, this property boasts four impressive bedrooms with five bathrooms, along with both kitchen and utility rooms.

A spacious and welcoming hallway sets the tone when entering the home. To the right, you'll find the kitchen, which features a built-in gas hob and oven. An electric powered Velux window above the breakfast bar adds plenty of natural light to this lovely space. A ground-floor bedroom to the right of the kitchen is perfect for guests or family members, with its own en suite and direct kitchen access.

The hallway also leads to a new, beautifully tiled downstairs WC with a wall-mounted shower head, wet-room tiling flooring and glazed shower screen. The relatively new utility room behind the kitchen features ample storage space, a sink and generous counter space. A door to the rear opens onto the garden and greenhouse area.

To the left of the entrance, you're greeted by a stunning dining room area with a large feature fireplace across the rear wall. Double glass doors lead through to the spacious and cosy living room. Upon entering, you are met by a warm multi-burner stove, with plenty of space for seating and open views of the garden. Patio doors open out onto the garden, making this a versatile and enjoyable entertaining space in both winter and summer.

The living room has a stairway to the rear which leads to the large master bedroom. Two large windows look out across the surrounding fields and garden.



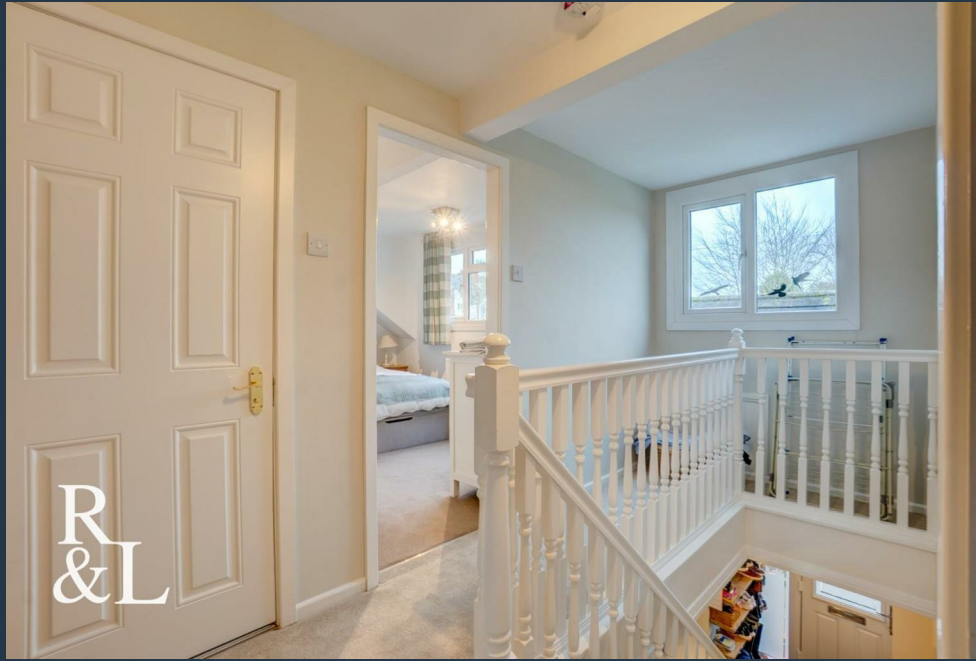


- Offers in the Region of £585,000
- Bespoke Four Bedroom Detached Home with a Characterful Interior
- Downstairs Bedroom with En-Suite Bathroom
- First Floor Bedrooms all have En Suite Shower or Bathrooms
- Shared Bathroom Upstairs with Ground Floor WC/Washroom
- Living Room with Multi- Burner Stove
- Modern Kitchen with built in Appliance and a Separate Utility Room
- Garden Surrounding Property
- Within Walking Distance of Measham High Street's Amenities
- EPC: C // Council Tax: F //Freehold





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The newly refurbished ground floor bedroom offers plenty of storage possibilities and leads to a private en suite with a separate bath and shower.

The first landing area provides access to two double bedrooms, one on either side of the stairway. Each bedroom has ample space for a double bed and each has its own en suite.

The en suite to the right-hand side has dual access doorways, allowing it to function either as a private en suite or a shared bathroom.



A large double detached garage at the front provides additional parking and storage space. The driveway was recently re-laid to tarmac and paving and a new electric roller door has also been fitted. The garage has also been fitted with a staircase to access the large, boarded storage area above, which is currently being used as an additional office space, with a desk positioned in front of the window overlooking the garden.

Buyers should also be aware that the current homeowners have a licence from the County Council in order to use an additional garden area to the rear and side of the property, which can be privately accessed from the property grounds. This supports additional parking and decking area to the left of the property.

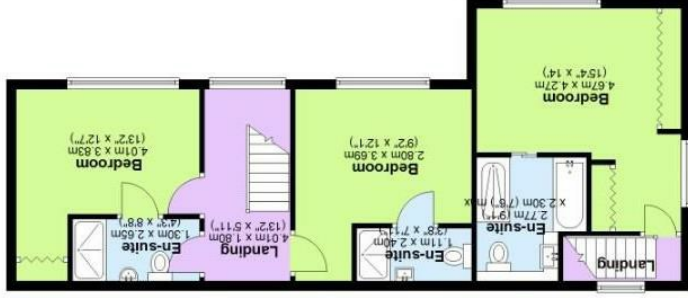


A public footpath stretches across the rear of the property, allowing access for walks into town or across the neighbouring fields.

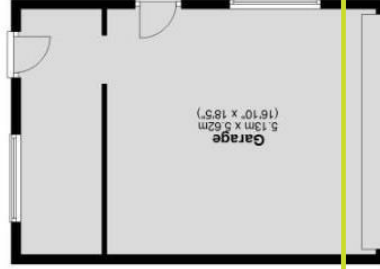
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[https://reports.sprift.com/property-report/?access\\_report\\_id=5067247](https://reports.sprift.com/property-report/?access_report_id=5067247)

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Total area: approx. 242.9 sq. metres (2614.6 sq. feet)



First Floor  
Approx. 101.3 sq. metres (1088.9 sq. feet)



Ground Floor  
Approx. 141.7 sq. metres (1524.7 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current
	73		77

EPC

