



## 20 Poppy Close

, Selby, YO8 9XN

### Offers In The Region Of £400,000

**\*\* SOUTH FACING GARDEN \*\*** The property has been thoughtfully extended to combine modern living and practicality for those looking for a ground floor double bedroom and en-suite.

Standing proudly at the head of the cul de sac on Poppy Close, Selby, this splendid detached house offers an exceptional opportunity for family living. With five generously sized bedrooms and three well-appointed bathrooms, this property is designed to accommodate the needs of a growing family comfortably.

The heart of the home features two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout promotes a fabulous family living space, ensuring that everyone can enjoy their own area while still coming together in shared spaces.

One of the standout features of this property is its discreet positioning off Westbourne Road, providing a sense of privacy while still being part of a lovely community. The surrounding area boasts open farmland views at the rear, allowing for a tranquil and picturesque backdrop to your daily life.

For those who enjoy the outdoors, the property is ideally located with lovely canal walks right on your doorstep - step out of your back gate with the dog and your walking on the canal and amongst nature, offering a perfect escape for leisurely strolls or invigorating runs.

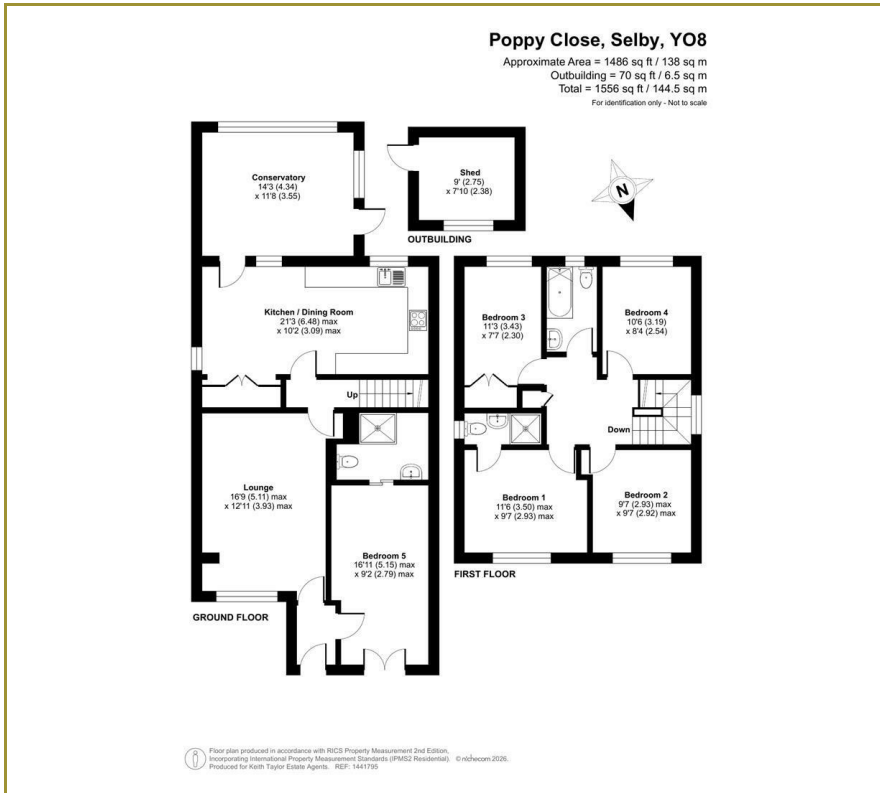
- Stylish Extended Detached Home
- Rear Gate straight on to Canal walks!
- 5 Bedrooms (one bedroom with en-suite on the ground floor)
- 3 Bathrooms
- Driveway Parking
- Peaceful Cul De Sac Location
- Modern and Well Decorated Throughout
- Quality Conservatory
- Low Maintenance Rear Garden with Power points
- Modern Kitchen Diner

### Viewing

Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.



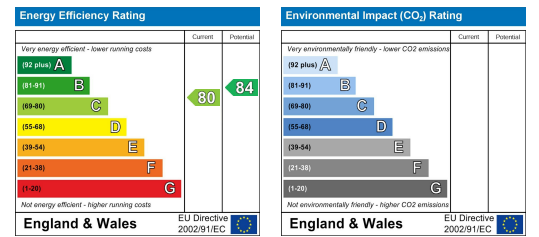
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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