



## The Poplars

Brayton, YO8 9HF

Offers In The Region Of £379,950



A beautifully presented and well maintained 4 bedroom 2 bathroom home with garden and rear woodland 'home', in the popular village of Brayton. \*\*MUST VIEW \*\*





## Property Info:

A superb stamp of an executive family home with a wondrous 'woodland' quality timber house in the rear garden with TV, power points, heating and hidden fridge for those chilled drinks on a summer's evening!

The property briefly comprises: welcoming entrance hall with plentiful space for coats and shoes, inner hallway with ground floor W.C., family lounge with sunken ceiling with feature lights, kitchen living space with integrated appliances and pull out 'coffee cupboard', and utility room with door giving access to the side and rear garden. \*\* The TV unit and shelving are all removable and are not fixed furniture in the lounge, so these can be easily removed to maximise space \*\*

Stairs to the first floor:

4 bedrooms, master with en-suite, and good sized family bathroom. Airing cupboard and loft hatch.

Externally:

To the front is off street driveway parking for 2 cars and side gated property access. To the rear is a good sized garden with quality UPVC decking, lawn, border planting, external tap and outside power points.

## PROPERTY FEATURES:

Combi Boiler

Bluetooth Ceiling Speaker System with DAB Radio in the kitchen. The speakers are built into the ceiling.

Extra ethernet cable

HIVE thermostat

Ground Floor W.C. and porch - automatic lighting

LED lights up the hand rail on the staircase

Council Tax Band D - North Yorkshire Council

Tenure: Freehold

Services: Mains drainage, water, gas and electricity

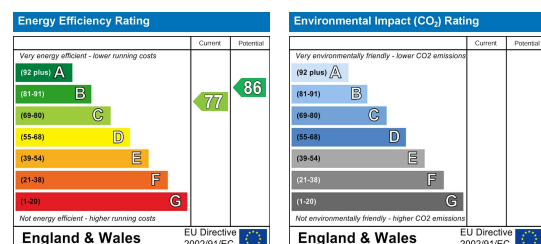
## Area Map



## Floor Plans



## 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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