



## 'Red Roofs' 19 Back Lane

Hambleton, YO8 9JB

Offers Over £475,000



A beautifully renovated four-bedroom detached home located on the highly sought-after Back Lane in Hambleton. This spacious family home offers modern living with plenty of room inside and out.



## Ground Floor

- Entrance Hall: The full-width feature porch leads to a welcoming hallway with access to the living room, kitchen, study/family room, cloakroom, and stairs to the first floor.
- Lounge/Diner: Enjoy the comfort of a modern wood burner and the natural light from a large recessed window. French doors open to the breakfast patio, making it perfect for indoor-outdoor living.
- Kitchen: This stunning kitchen offers ample storage, twin NEFF ovens, one slide and hide and one a combo oven/microwave with warming drawer below, a five ring AEG induction hob, and a stylish breakfast bar with fitted wine fridge. White quartz countertops and backsplash.
- Study/Family Room: Versatile space ideal for a home office, studio, or playroom.
- Cloakroom: Modern WC with a recessed handbasin.

## First floor

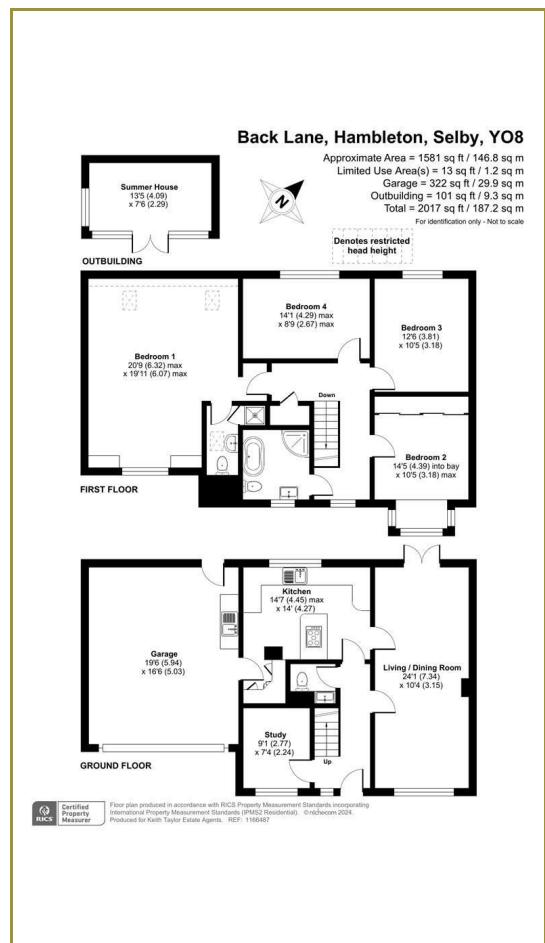
- Master Suite: A spacious room with a large dormer window, dual Velux windows, and blackout blinds. Fitted air conditioner unit. The en-suite includes a power shower, toilet, and washbasin.
- Bedrooms 2, 3, 4: All king-sized bedrooms with ample storage. Bedroom 3 doubles as a cinema room.
- House Bathroom: Features a freestanding bath, power shower, and underfloor heating. Tiled throughout for a luxurious feel.
- Additional Features
  - Garage: Integral double garage with utility area, EV charger, and solar battery storage. Direct access to the kitchen and garden.
  - Front & Rear Gardens: Lawned front and rear garden with flower borders and fruit trees. The south-facing rear garden includes a louvered roof dining space, a paved patio, and a fully insulated 14ft summer house with thermostatically controlled heating.
  - Loft: Boarded loft with light and fitted loft ladder

This property is ideal for families seeking a spacious and modern home in a prime location.

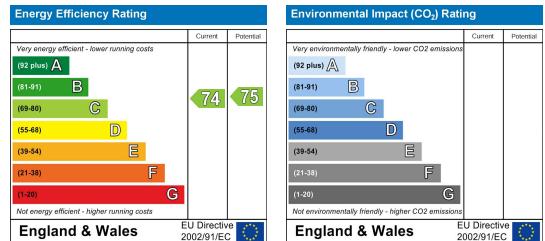
## Area Map



## Floor Plans



## Energy Efficiency Graph



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