

## Regent Drive, Easingwold Guide Price £499,995

A simply stunning 2017 built 4 bedroom detached property which has been comprehensively upgraded over the last 12 months to feature a luxuriously appointed interior complemented by an integral garage and a delightful rear garden.

\*\*\* STYLISH DINING KITCHEN & EXTENDED GROUND FLOOR LIVING SPACE \*\*\*



## Property Overview

Built by Linden Homes in 2017 this fabulous 4 bedroom detached property has been subject to a comprehensive programme of upgrading over the last 12 months that includes a new kitchen with integrated NEFF appliances and Silestone worktops, new internal oak doors and floor coverings throughout, new central heating boiler, installation of a wood burning stove and remote control garage door plus the installation of a security alarm system and neutral re-decoration throughout.

## Inside

A reception hall with cloakroom/wc and understairs storage cupboard leads off into a 20'0" (6.13m) long sitting room with bay window, wood burning stove and double doors through into a stunning dining kitchen 21'10" (6.65m) long dining kitchen which was installed last year to feature extensive Silestone quartz worktops and a range of base and wall storage cupboards complemented by NEFF integrated appliances, quartz topped dining bar with further storage, Karndean flooring and a fabulous garden room/snug with underfloor heating leading off.

A first floor landing with airing cupboard leads off into a 17'0" (5.18m) long principal bedroom with stylish en-suite shower room, 3 further good sized bedrooms and luxuriously appointed house bathroom.

Other internal features of note include a newly appointed utility room off the dining kitchen, gas fired radiator central heating (new boiler in 2023), double glazing, recently installed security alarm system and the residue of the 10 year NHBC warranty.

## Outside

Externally an extended double width driveway provides parking and access into an integral 16'0" (4.88m) long single garage with power, light and Insulated remote control door.

The delightful rear garden enjoys a good degree of privacy and has been attractively landscaped to feature a lawn, shingled pathways and seating areas complemented by well stocked flowerbed borders.

## Services & Service Charge

We have been informed by the Vendor that all mains services are connected to the property and that an annual Service Charge of approximately £360 is payable towards the Pumping Station for the development.

## Energy Efficiency

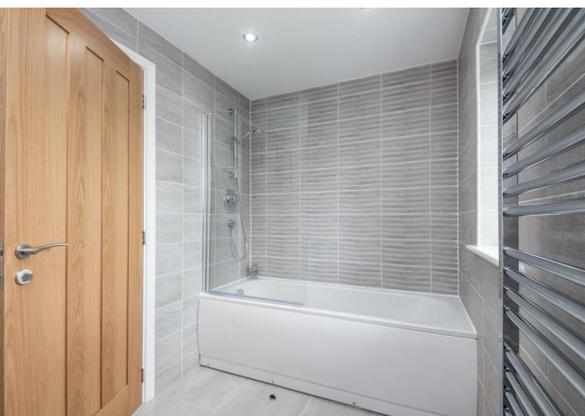
This property's current energy rating is B (85) and has the potential to be improved to an EPC of A (94).

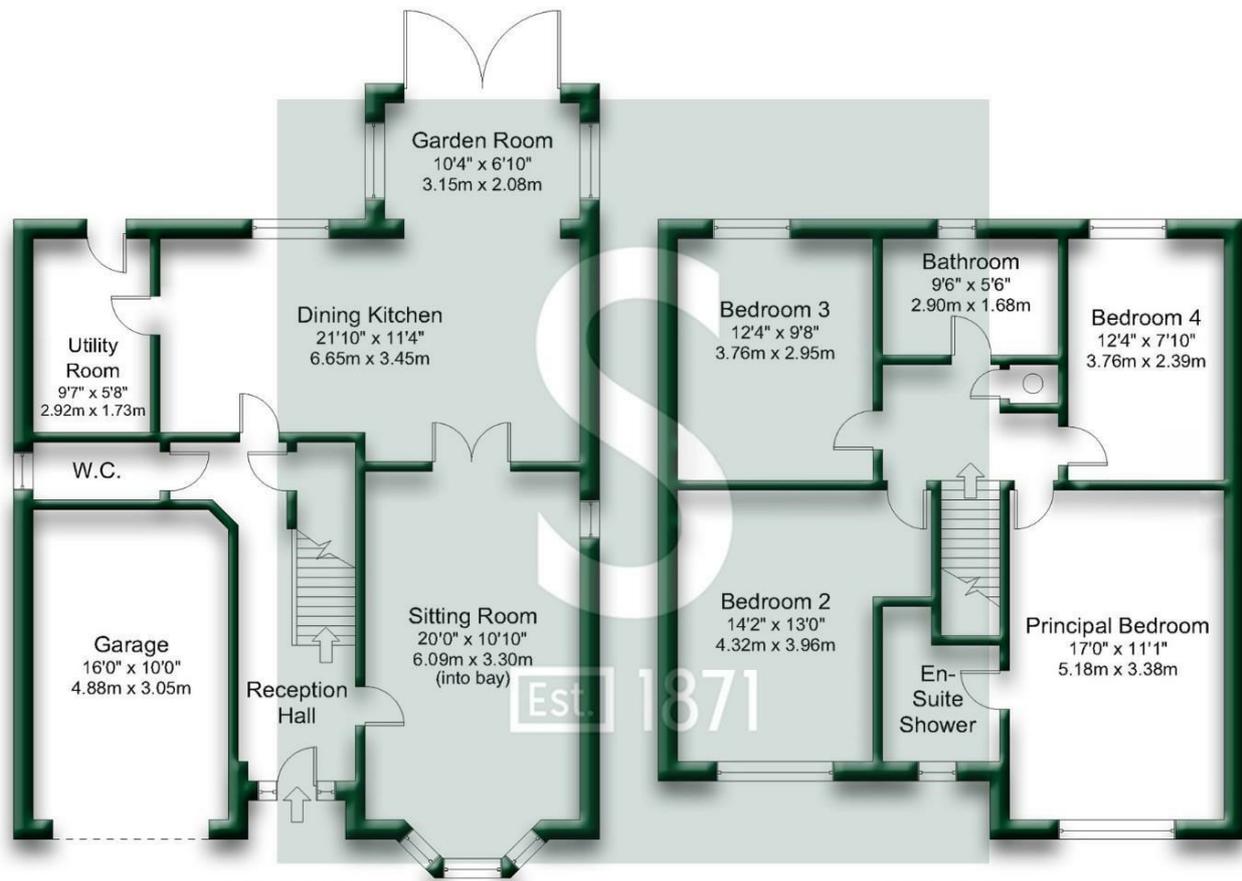
## Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of E. The postcode for the property is YO61 3QX.

## Tenure

We have been informed by the vendor that the property is freehold.





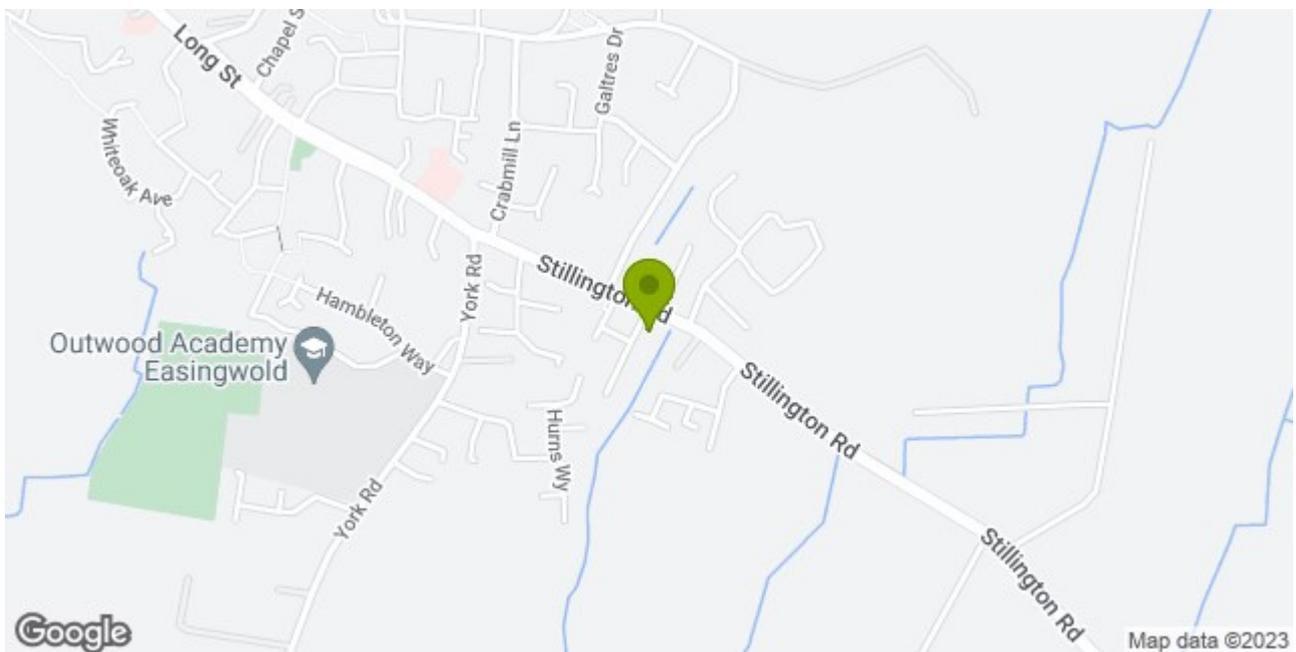
Ground Floor

First Floor

Gross internal floor area excluding Garage (approx.): 128.2 sq m (1,380 sq ft)

Not to Scale.

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**Stephensons**

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Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

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 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
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