



Four Winds Weeland Road, Eggborough

£285,000

- Detached Bungalow
- Spacious Lounge Merging to Dining Room
- Detached Garage
- Immaculately Presented
- 2 Bedrooms
- Lawned Garden
- Delightful Kitchen
- Bathroom WC
- EER 61 D)

First time to the market for over 50 years, this generous detached bungalow of significant appeal boasts beautiful internal accommodation and sits within grounds of 0.16 acre.

The property occupies a prominent corner position with a private drive leading to a detached garage and outdoor store. The internal accommodation is absolutely immaculate, maintained to the present owners specification which over the years has seen improvements to the kitchen, bathroom, built in wardrobes and floor coverings.

The property welcomes you into a single storey extension adjoining the rear elevation which can be used as a boot room or reading room to enjoy the south facing position. In addition, there are french doors connecting to the outside and a built in storage cupboard.

From the extension, a single door leads through into the beautiful kitchen having a range of modern shaker style units with contrasting work surfaces over. Incorporated in the kitchen is a sink unit and drainer, 2 ring ceramic hob, microwave and oven. Oak effect flooring and full height tiling complete the kitchen specification.

A hall gives access to the rest of the accommodation which includes a spacious lounge to the front with tall double glazed windows to either side providing ample natural light. The dining room merges seamlessly and opens out into a space perfect for appropriate dining furniture.

Bedroom one is generously proportioned and also located to the front of the property and is complemented by bespoke full width built in wardrobes to two sides by a firm in Pocklington. There is a double glazed window and central heating radiator. Bedroom two is to the rear, being a double in size with a double glazed window and central heating radiator.

The internal accommodation is completed by a house bathroom having a built-in shower, hand wash basin and low flush wc.

Externally the property will be found on the corner of Weeland Road, although the vehicular access to the drive is from High Eggborough Lane. The hardstanding drive offers ample off street parking and continues to a detached garage and store room. The outside presentation is something the present owner is incredibly proud of and spends time meticulously maintaining all year round. There is a private flagged courtyard to the rear of the property whilst a laid to lawned garden wraps around the front and east elevations. All boundaries are enclosed by a mid height fence.

This is a perfect example of an immaculately presented bungalow, ideal for those considering downsizing or retirement. All viewings are strongly encouraged and by appointment only.

EER- 61 (D)

Tenure - Freehold

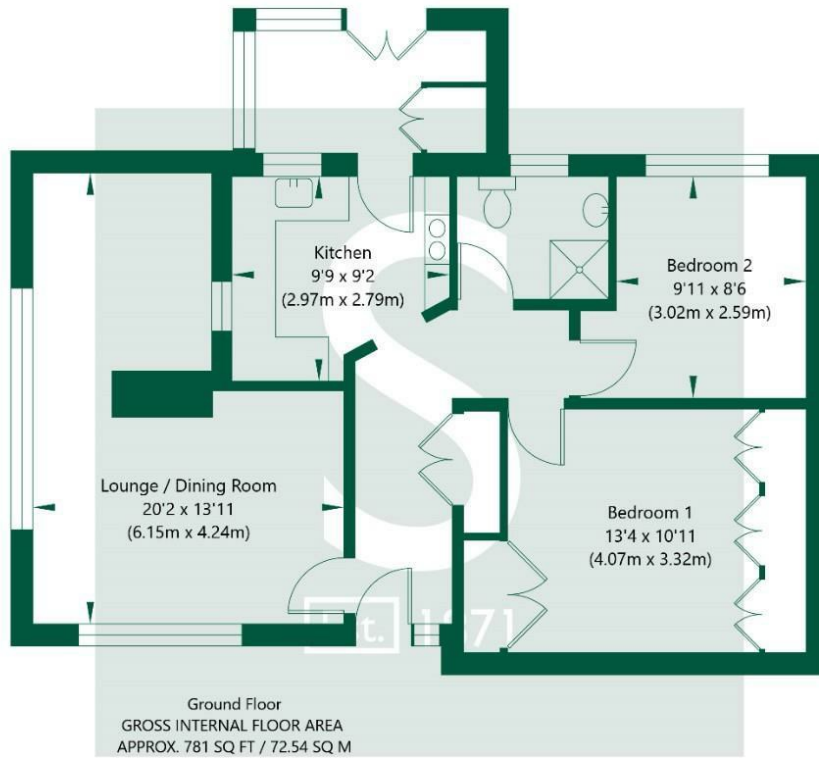
Council Tax - Selby Council Band - C

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

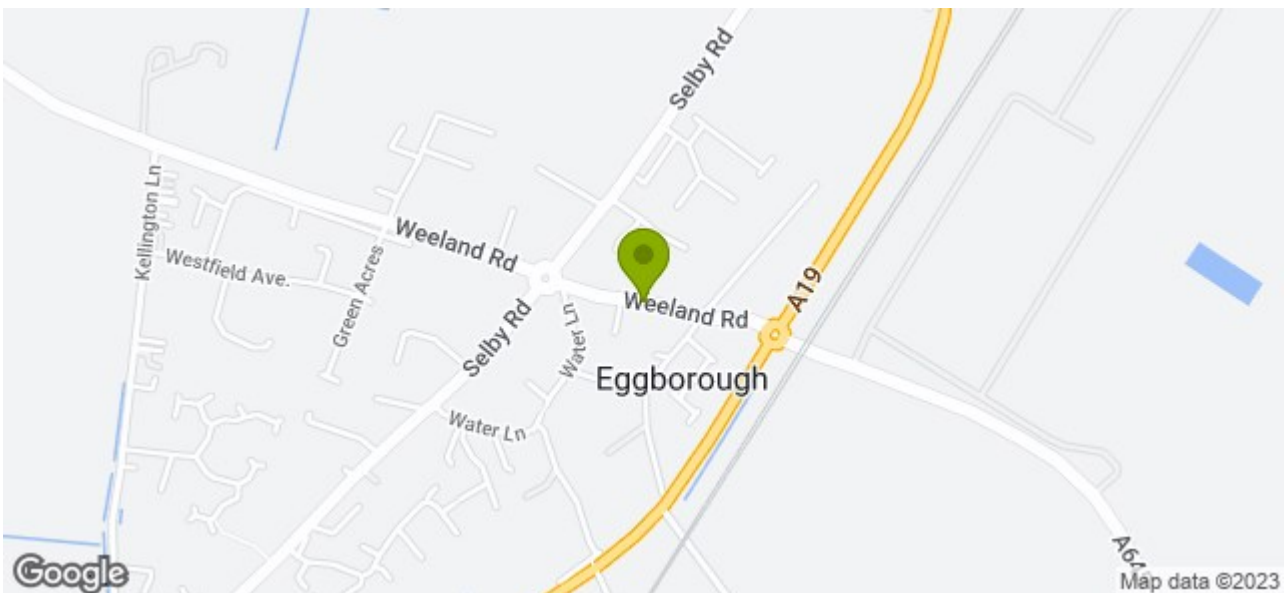




Weeland Road, Eggborough, DN14 0PW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 781 SQ FT / 72.54 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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