



Poplar House, 68 Main Road, Drax

Offers Over £325,000

- Detached Residence
- Utility Room/Pantry
- 4 Bedrooms
- EER 59 (D)
- Ground Floor Cloaks/wc
- Stunning Lounge
- Magnificent House Bathroom
- Open Plan Kitchen/Diner
- Turned Staircase to First Floor
- Delightful Gardens, Double Garage

NO ONWARD CHAIN

Occasionally a property of such high quality including magnificent landscaped gardens comes to market and the sale of Poplar House provides one of those increasingly rare opportunities.

The property welcomes you into a spacious entrance lobby having excellent storage space beneath the turned staircase and access to the ground floor arrangement. There is a beautiful downstairs cloakroom w.c which has been upgraded in more recent times by the present owners. Furthermore there is a useful storage cupboard and a brand new runner carpet to the first floor.

The open plan kitchen diner is without doubt the hub of the home having stunning contrasting wall and base units with granite work surfaces over. There are a number of integral appliances including a Bosch induction hob, self cleaning electric oven, microwave and dishwasher. Instant hot water tap. The carefully designed décor complements the style of the kitchen units and worktops with matching splashbacks. There is a breakfast bar and French doors. Brand new bespoke flooring fitted throughout the majority of the ground floor.

Located off the kitchen is a well designed utility room which could also be used as a pantry with a range of shelving and additional storage cupboard. There are wall units with recess to accommodate a washing machine and tumble dryer. A side door gives access to the front and rear gardens.

The cosy yet spacious formal lounge provides ample natural light to the front and rear elevations via a double glazed casement window and French doors. Located centrally within the room is an open fire set within a wash painted white brick surround, contrasting ever so well with a beautiful mustard colour wallpaper. Ample space for appropriate lounge furniture.

A turned staircase leads to a spacious central landing with balustrade which in turn serves four bedrooms and house bathroom. There are three well proportioned double bedrooms and a good sized single which is currently used as the home office. All four bedrooms benefit from a double glazed casement window, central heating radiator and recessed spot lights.

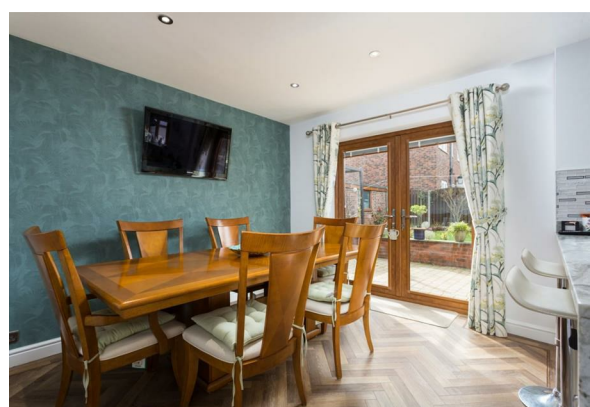
The internal accommodation is completed by a magnificent and bespoke fitted bathroom, showcasing true elegance with a balance of tradition. Soft yet striking colours of grey, blue white blend for a a contemporary bathroom which comprise a roll top bath, walk in shower, vanity hand wash basin and a Victorian style high flush wc. Tiling to the wall and floor complete the bathroom.

Externally the property is situated along Main Road and in turn gives access onto a block paved driveway providing off street parking for up to 3 motor vehicles. The present owners have shown meticulous attention to detail when designing the front and rear gardens, keeping them extremely well maintained throughout the seasons. To the front, there is a turfed lawned garden with herbaceous borders and paths to both sides of the property leading to the rear garden.

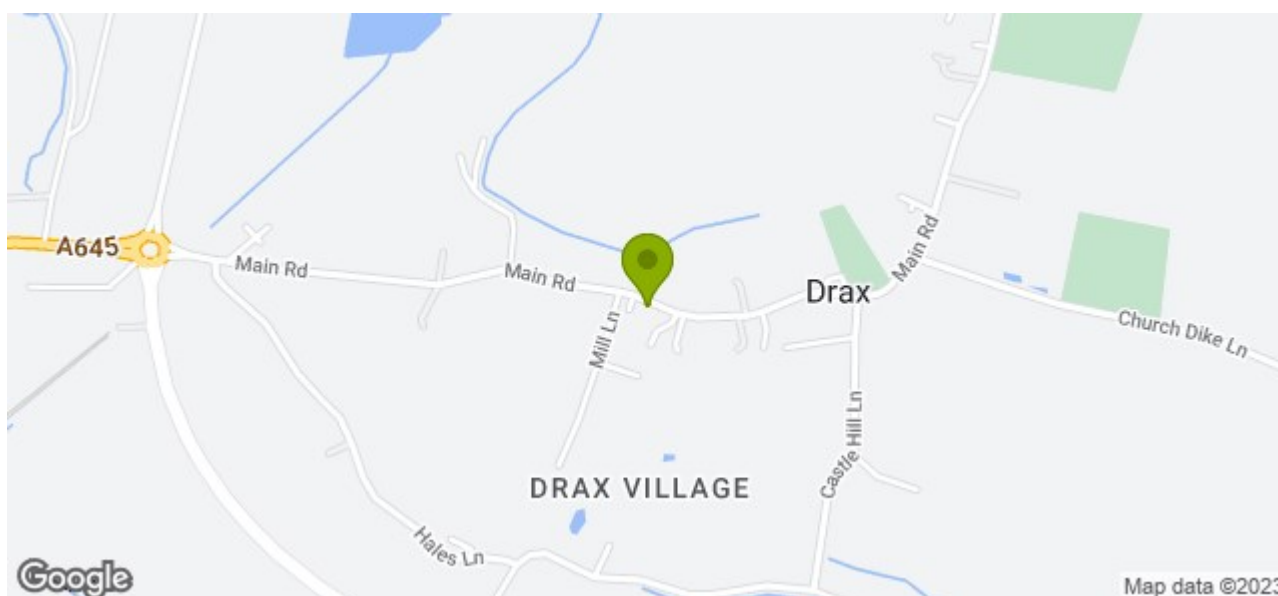
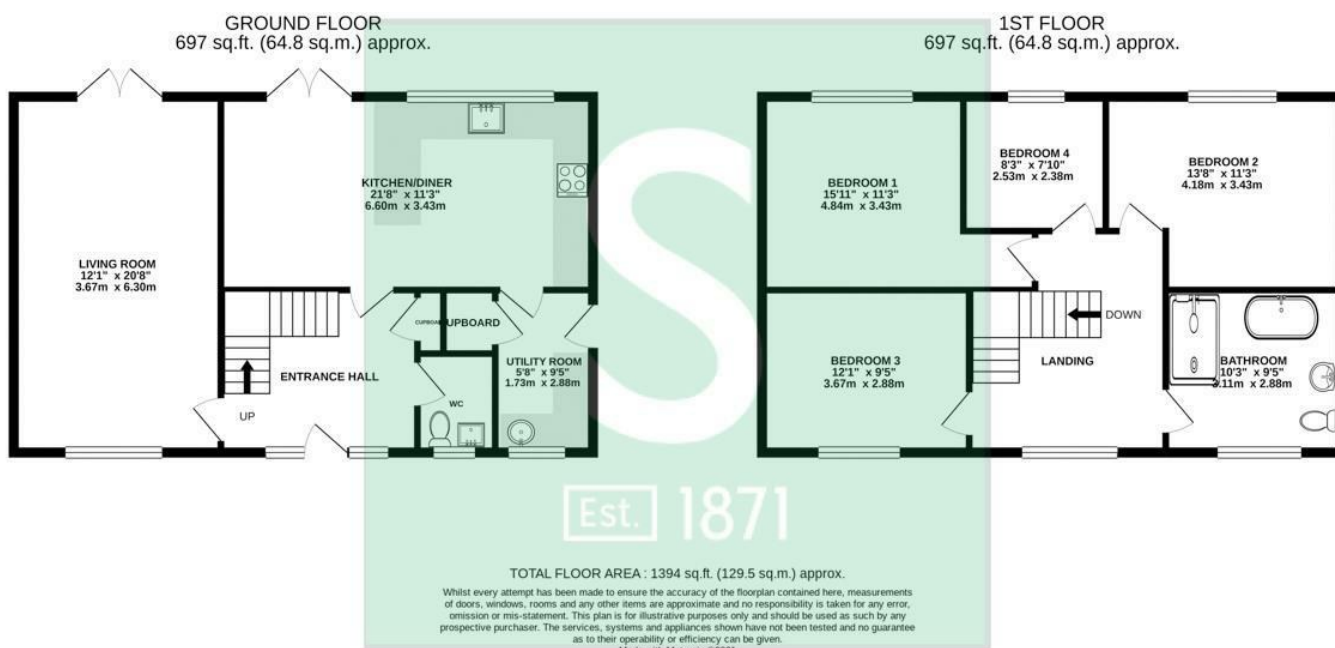
To the rear, and immediately adjacent to the house, there is a block paved area which has two steps leading up to the elevated lawned area. There are a number of mature, well established trees, herbaceous borders and an impressive metal pergola. The garden faces south enjoying the sunshine throughout the day and is private and enclosed to all sides by fenced boundaries. A double detached garage will also be found to the rear accessed via an electrically operated door, having power, lighting and ample storage inside.

We highly recommend an early inspection. All viewings are strictly via the selling agent only. 01757 706707

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







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