



A superb example of a newly constructed residence, thoughtfully designed and meticulously crafted to deliver contemporary living accommodation extending to approximately 1,700 square feet.

The developers acquired the land in 2024 with planning permission. Working in close collaboration with the architect, they have created an impressive and well-considered layout, centred around an expansive ground floor, complemented by two house bathrooms and an en-suite to the first floor.

The design brief was to create a versatile and balanced home, with two double bedrooms on each floor and a striking open-plan living kitchen positioned to the rear of the property. The specification throughout is of a high standard, combining contemporary finishes with quality materials, benefiting a property of this calibre.

Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband Coverage: Up to 1600\* Mbps download speed  
 EPC Rating: 97 (A)  
 Council Tax: North Yorkshire Council (TBC)



Set back attractively from Low Street, the deceptively spacious property occupies a generous plot extending to approximately 0.17 acres. A substantial stone-chip driveway provides ample off-street parking, continuing along the right-hand elevation to the rear, where a single detached garage is situated.

Externally, the property presents an appealing appearance, featuring a tasteful blend of traditional red brick and tile roofing, complemented by timber cladding to the apex porch and first-floor bedroom windows.

The internal accommodation is accessed via a uPVC front door, opening into a welcoming hallway which offers uninterrupted sightlines through the home, across the open-plan kitchen and living space, and out through bi-folding doors to the rear garden. Immediately off the hallway is a ground floor WC.

To the front of the property are two generous double bedrooms, positioned either side of the hallway, both benefitting from uPVC double-glazed windows and central heating radiators.

The principal bedroom is located to the left of the hallway and enjoys an impressive layout, incorporating a dedicated dressing room and a contemporary en suite shower room. In addition, there is a separate storage cupboard, providing valuable additional space.

Continuing along the hallway, a striking turned oak-framed staircase with glass balustrade rises to the first-floor accommodation. Positioned to the right is the principal house bathroom, serving the ground floor.

The bathroom has been carefully specified to reflect modern living, featuring a panelled bath with shower attachment over, a pedestal wash hand basin and a low-flush WC. Additional features include a vertical heated towel rail, recessed spotlighting and marble-effect splashbacks surrounding the shower area.

The majority of the ground floor accommodation is located to the rear of the property, where a magnificent open-plan living kitchen forms the heart of the home. Extending to almost 450 sq. ft., this exceptional space incorporates a contemporary kitchen and two sets of bespoke bi-folding doors opening to the rear and side elevations, creating an ideal environment for entertaining during the warmer months. An abundance of natural light floods the space via four Velux roof windows and two additional double-glazed side windows, further enhancing the sense of openness and scale.

The kitchen itself comprises a range of sleek grey units, finished with solid oak work surfaces and a selection of integrated appliances. These include a fan oven, touch-control ceramic hob with downdraft extractor, and an inset sink with drainer and chrome mixer tap.

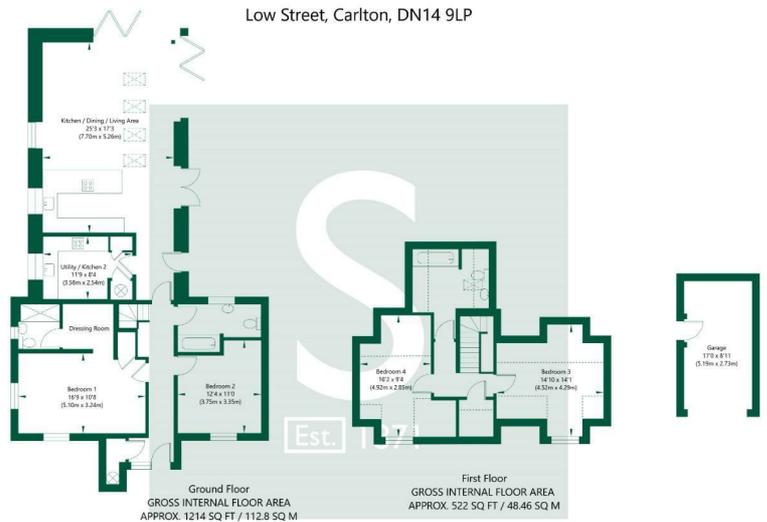
One of the most impressive features of the home is the generously proportioned utility room, which has been thoughtfully designed to accommodate additional cooking facilities. Finished to mirror the main kitchen, it features matching contemporary units and work surfaces, complemented by an increased range of wall-mounted cupboards for enhanced storage. The utility room is further equipped with a secondary oven and ceramic hob, washing machine, dishwasher and fridge freezer and a stainless steel sink unit with drainer, making it both highly practical and exceptionally versatile. The hot water cylinder is discreetly housed within the room, alongside a separate storage cupboard, providing further valuable space. This well-considered utility area is a significant and practical addition, enhancing the overall functionality of the property.

Ascending to the first-floor accommodation, a central landing provides access to two well-proportioned double bedrooms and a secondary bathroom. Also located off the landing is a useful airing cupboard, offering additional storage.

Externally, the property benefits from an enclosed garden with fenced boundaries surrounding the plot, providing both privacy and security. A single detached garage is accessed via an electrically operated up-and-over door to the front, with a pedestrian access door to the side. Internally, the garage is equipped with power and lighting.

The plot allows for access around all elevations of the property, enhancing both practicality and ease of maintenance. Immediately to the rear elevation, the developers have installed an extensive Indian stone patio area, ideal for outdoor dining and entertaining.

Low Street, Carlton, DN14 9LP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1736 SQ FT / 161.26 SQ M- (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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