



5 Kestrel Garth, Brayton

£355,000

- Detached Family Home
- Utility Room
- 4 Bedrooms (Master En-Suite)
- Cloakroom/wc
- Home Office/Snug/Playroom
- Stunning House Bathroom
- Stunning Kitchen with Dining Area
- Lounge
- Detached Garage

An immaculately presented, 4 bedroom detached family home enjoying generous outdoor space and a detached garage.

The property was built in 2019 by Linden Homes, renowned for their award-winning homes and a reputation for quality both internally and externally. 5 Kestrel Garth is one of only a few on the development of this specific house type, which is believed to be a signature property and one that's very popular.

The property welcomes you into a good sized entrance hall which has a staircase leading to the first floor accommodation. There is an understairs cloakroom/w.c. comprising a low flush w.c and hand wash basin. Furthermore there is a separate, useful storage cupboard located off the hall.

The ground floor accommodation flows well and enjoys both family and more formal rooms including a home office/study or snug. A beautiful and contemporary kitchen is located to the rear of the property and merges into a dining area, having sufficient space for appropriate dining furniture.

The kitchen itself enjoys a range of wall and base units to two sides, incorporating a stainless steel sink unit and drainer and modern tiled flooring throughout. There are integrated appliances included such as a fridge, freezer, dishwasher, four ring gas hob with extractor hood oven and a double oven with separate grill. This area of the property has been designed to enjoy a more open plan arrangement, being ideal for entertaining and connecting to the outdoors via French doors adjoining the rear elevation.

Located off the kitchen is a useful utility room having a integrated washer dryer, additional storage and a sink unit and drainer. There is a side entrance door which leads out onto the property's driveway.

To the front, there is a purpose designed home office which is currently being used a play room by the present owners but can also be used as a snug depending on the individuals requirements. The lounge is without doubt the hub of the house and enjoys a double glazed bay window to the front elevation and internal wooden French doors leading into the kitchen diner.

The first floor accommodation comprises four generous, well proportioned double bedrooms all benefiting from a double glazed window and central heating radiator. The master bedroom is of a generous size with a modern en suite shower room. The internal accommodation is completed by a stunning house bathroom, having a panelled bath with shower attachment over, pedestal hand wash basin and low flush w.c. Modern grey contrasting tiling and a double glazed window to the rear elevation.

Externally the property is situated within the fringes of this popular development and has beautiful countryside walks on the doorstep. A pathway has been created from the development to the very popular walking destination of Brayton Barff.

The property's front garden sets the standard throughout and is incredibly well presented with feature box topiary edged boundaries. There is a tarmac driveway alongside the property which can provide off street parking for up to 3 motor vehicles. Gated access leads into the rear garden which is of a generous size, understood to be one of the biggest on the development, being predominantly laid to lawn with a range of delightful raised flower beds. Furthermore, there are two double electrical outdoor sockets and an outside water tap. A detached single garage is accessed via a manual up and over door and has power and lighting available inside.

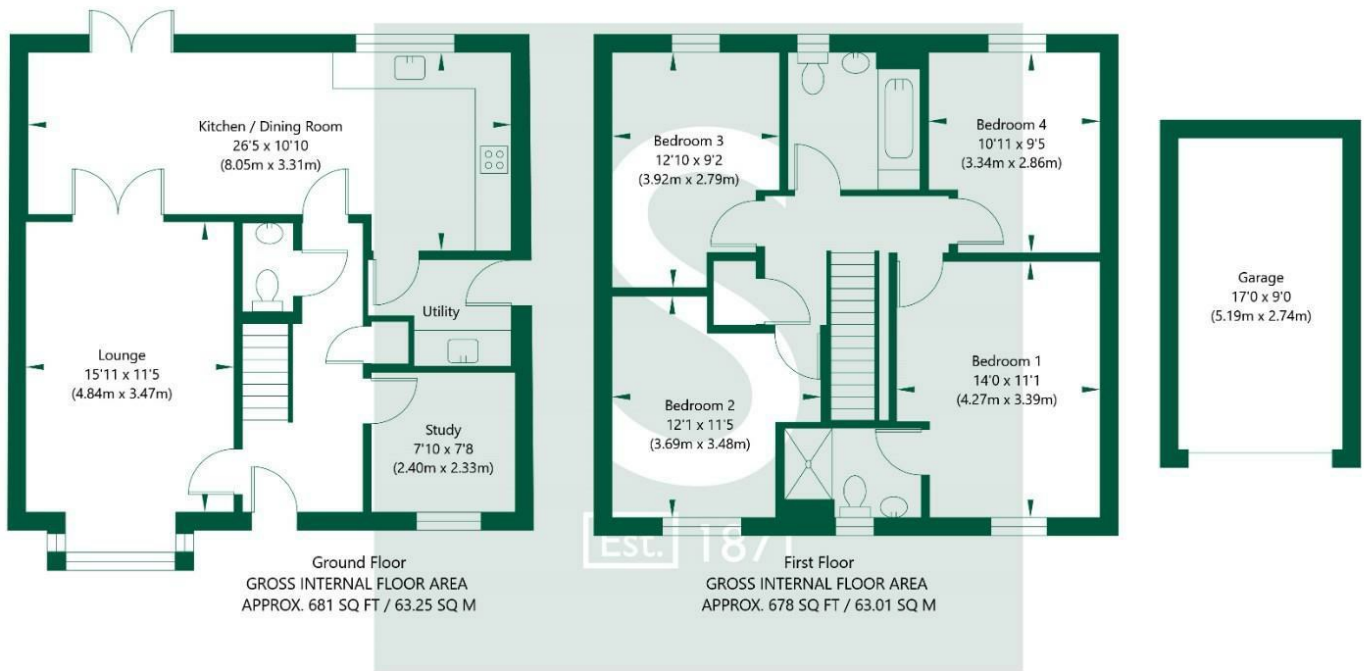
This property is a perfect example of a spacious family home with generous outdoor space and is perfect for those buyers who value a peaceful and quiet setting. An early inspection is highly advisable. All viewings are strictly via appointment only.

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

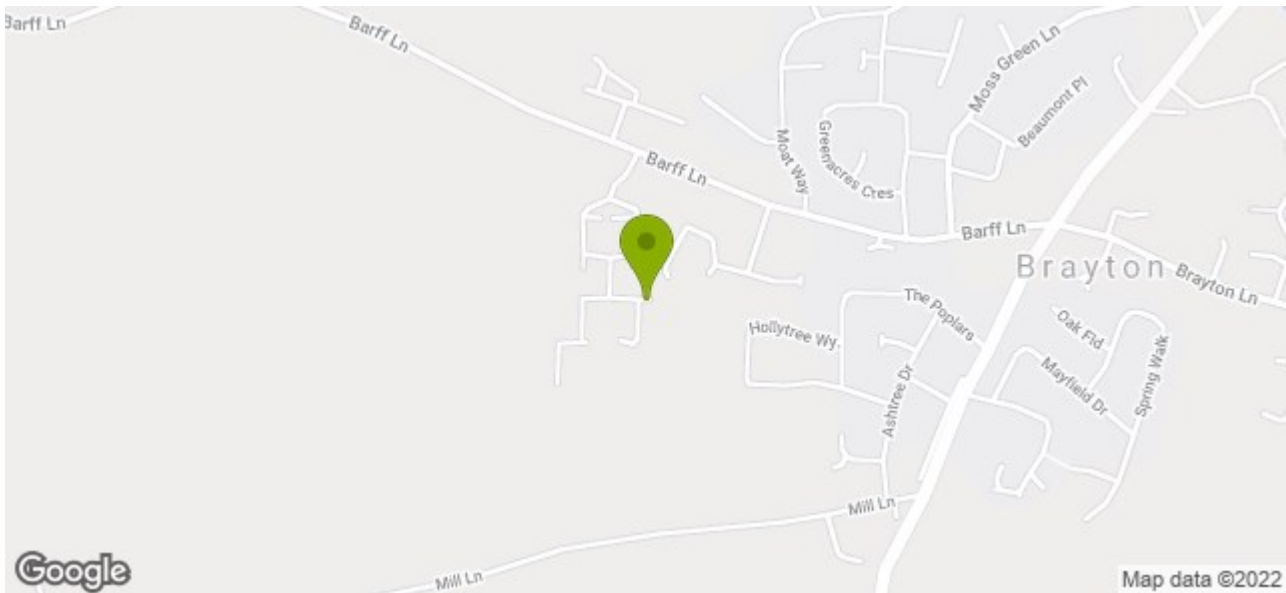




Kestrel Garth, Brayton, YO8 9SJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1359 SQ FT / 126.26 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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