



5 Garrick Close, Brayton

£475,000

- Detached House
- Home Office/Study
- 4 Bedrooms (Master En-Suite)
- Delightful Gardens
- Lounge
- Ground Floor Cloaks/wc
- Family Bathroom with Separate Shower
- Separate Dining Room
- Utility Room
- Double Garage

Occasionally a property of such high quality, located in one of Brayton's most desirable locations, comes to the market and the sale of this property provides one of those increasingly rare opportunities.

The property provides spacious and well-planned accommodation appointed to an exceptional standard throughout, skilfully designed with family living and entertaining in mind. Maintained to the current owner's specification the house is immaculately presented with equally impressive mature front and rear gardens.

The property welcomes you into a front entrance lobby having a double fronted storage cupboard, understairs storage and access to the ground floor accommodation. There is an upgraded and modern ground floor cloaks/wc comprising a hand wash basin and low flush w.c.

The lounge is without doubt the feature room and runs full length of the property, providing a spacious feel having space for appropriate lounge furniture. Two double glazed windows provide ample natural light and a pair of internal french doors lead into the formal dining room, which is of a good size with ample space to accommodate formal dining room furniture, and has a double glazed sliding patio door to the patio area. The kitchen enjoys a range of modern wall and base units to three sides, with a breakfast bar and contrasting tiling and décor. The kitchen comes equipped with a built in ceramic hob with oven below, ceramic sink unit and drainer. Located off the kitchen is a useful utility room having a wall and base unit with stainless steel sink unit and drainer, provision for laundry facilities, space for a fridge freezer and door access to the rear garden.

The ground floor is completed by a home office/study which can also lend itself to become a snug room depending on the individuals' requirements. There is a double glazed window to the front elevation and central heating radiator.

A turned staircase leads to the first floor galleried landing serving four generously sized double bedrooms and house bathroom. The master bedroom suite runs the full length of the property, providing a very spacious room. This bedroom is also complemented by en-suite shower facilities and double fronted built in wardrobes. All four bedrooms are double in size and benefit from a double glazed casement window and central heating radiator.

There is a family bathroom comprising a three piece suite and a separate shower cubicle. There are full height tiles to the walls and flooring.

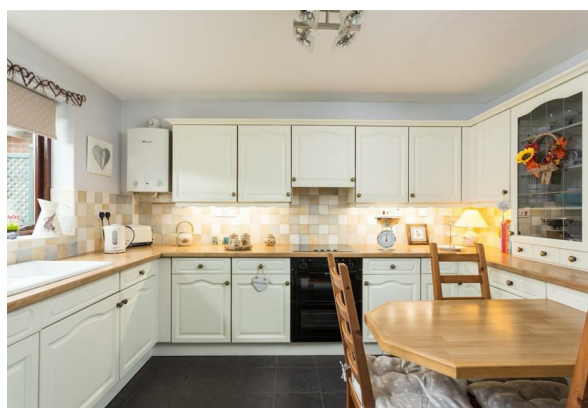
To the outside, the property will be found in Garrick Close, a private cul-de-sac position off Baffam Lane. This private and exclusive small development is without doubt one of the most highly regarded areas in Brayton.

The good size front garden enjoys a range of established mature trees and is predominantly laid to lawn. A private driveway runs alongside the property and is able to provide off street parking for numerous motor vehicles. An attached double garage will be found to the rear of the driveway. The garage has excellent storage, power and lighting and a pedestrian door to the side.

The rear garden has been carefully maintained and designed by the present owners, who take great pride in its' presentation. Tall and established trees form the properties boundaries and create a vast degree of privacy. The fabulous attention to detail includes raised flower beds and immaculate borders. A garden shed is also included within the sale.

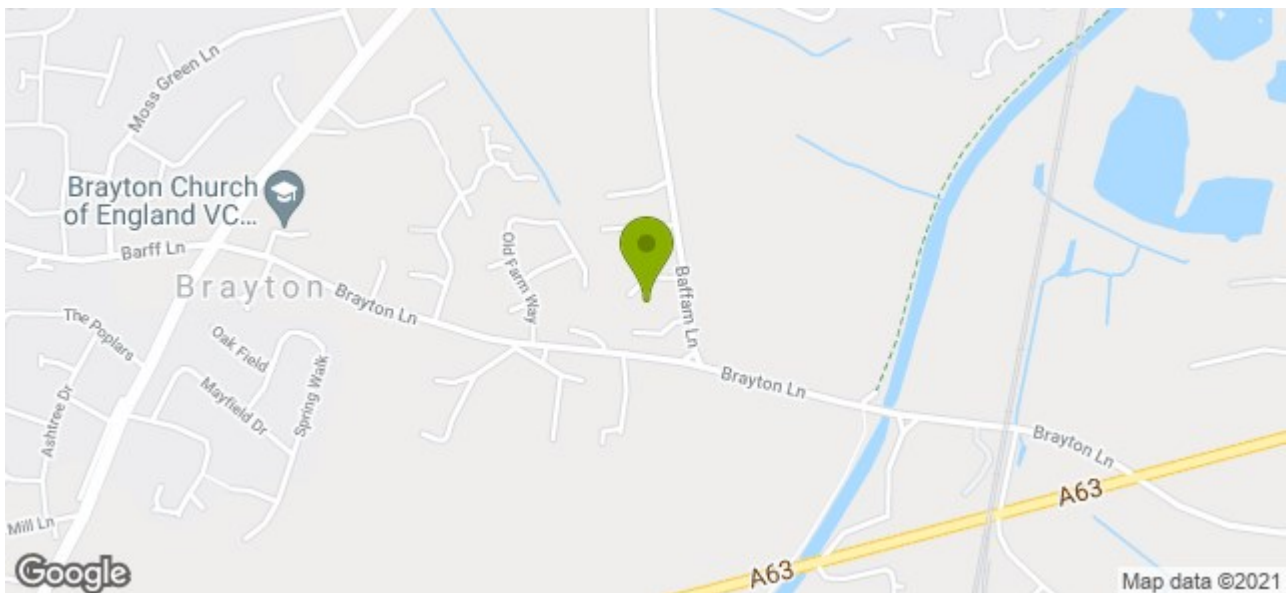
This property is a perfect example of a spacious family home with outdoor space and is perfect for those buyers who value a peaceful and quiet setting. An early inspection is highly advisable. All viewings are strictly via appointment only.

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





Garrick Close, Brayton, YO8 9RL



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