



## Wainers Close, Copmanthorpe, York £370,000

A well-presented detached family residence sitting upon this elevated plot having been cleverly and thoughtfully extended which now offers flexible four bedroomed detached accommodation within the most sought after village of Copmanthorpe.





The village of Copmanthorpe offers a wide range of amenities including supermarket, doctor's surgery, highly regarded primary school, recreational centre along with being well positioned to offer quick and easy access to York and Leeds along the A64. Importantly, the property sits within entitlement for the catchment for Tadcaster Grammar Secondary School, therefore we believe that this property is sure to appeal to young and mature professionals as well as families.

A striking blue composite door gives access into an entrance hall with stairs leading to the first floor accommodation before a door leads through into the principal reception area. Offering natural light via a uPVC double glazed bay window to the front elevation, the room's focal point is a feature fireplace with timber mantel, marble hearth and inlay with inset fire. The room thereafter leads through into an open plan dining kitchen with a perfect dining area found overlooking the rear garden. The kitchen area comprises a stylish range of high gloss Smith Brothers' sourced units to four sides with fitted Neff appliances including oven and grill, microwave, four ring gas hob and matching extractor hood over. In addition is a built in fridge and freezer and Neff dishwasher along with a one and a half bowl Franke sink unit and Neff washing machine with the kitchen benefiting from underfloor heating and a further uPVC double glazed window overlooking the rear garden. From the kitchen is access to the rear garden along with a door leading into a rather useful downstairs shower room which comprises a walk in shower area with mains shower over and bi-folding shower screen, low flush WC and a hand wash basin set within a modern vanity surround. Additionally, a walk-in pantry can be found off the kitchen.

Found just off the dining area and forming part of the property's side extension is a further reception room currently used by the present vendors as a music room and office however offers versatility as a play room or further lounge with a timber glazed leading through into the conservatory which is of brick and uPVC construction and takes full advantage of the well maintained surrounding gardens.

To the first floor, an L-shaped landing leads into four well proportioned bedrooms and bathroom along with access to the roof space and a well-placed over stairs storage cupboard. All bedrooms benefit from uPVC double glazing along with panel radiators, offering ideal family accommodation.

The bathroom comprises a stylish modern suite having a P-shaped panel bath, shaped shower screen and Triton electric shower over along with a low flush WC and hand wash basin with wall mounted heated towel rail. The bathroom is fully tiled with decorative border and having a uPVC double glazed semi-opaque window to the rear elevation.

To the outside, the property sits at the head of Wainers Close upon this elevated plot. Through access from the cul-de-sac leads to a pleasant paved drive offering off street parking for numerous cars along with steps leading to the front door. The property's front garden is beautifully maintained and predominantly laid to lawn.

To the rear, a garden presents a private non-overlooked feel with the patio benefitting from external lighting and an outside water tap, being accessed from the conservatory. Steps thereafter lead up to a small gravelled area leading to a timber garden shed with the rear garden offering well-manicured laid lawn with an array of mature and established planted borders. Furthermore, to the side is a further gravelled area offering potential to extend subject to the appropriate planning consent, or an area to offer additional storage.

It is therefore as agents we highly recommend an internal inspection to appreciate this deceptively spacious detached dwelling sitting within this pleasant cul-de-sac location.

Tenure: Freehold

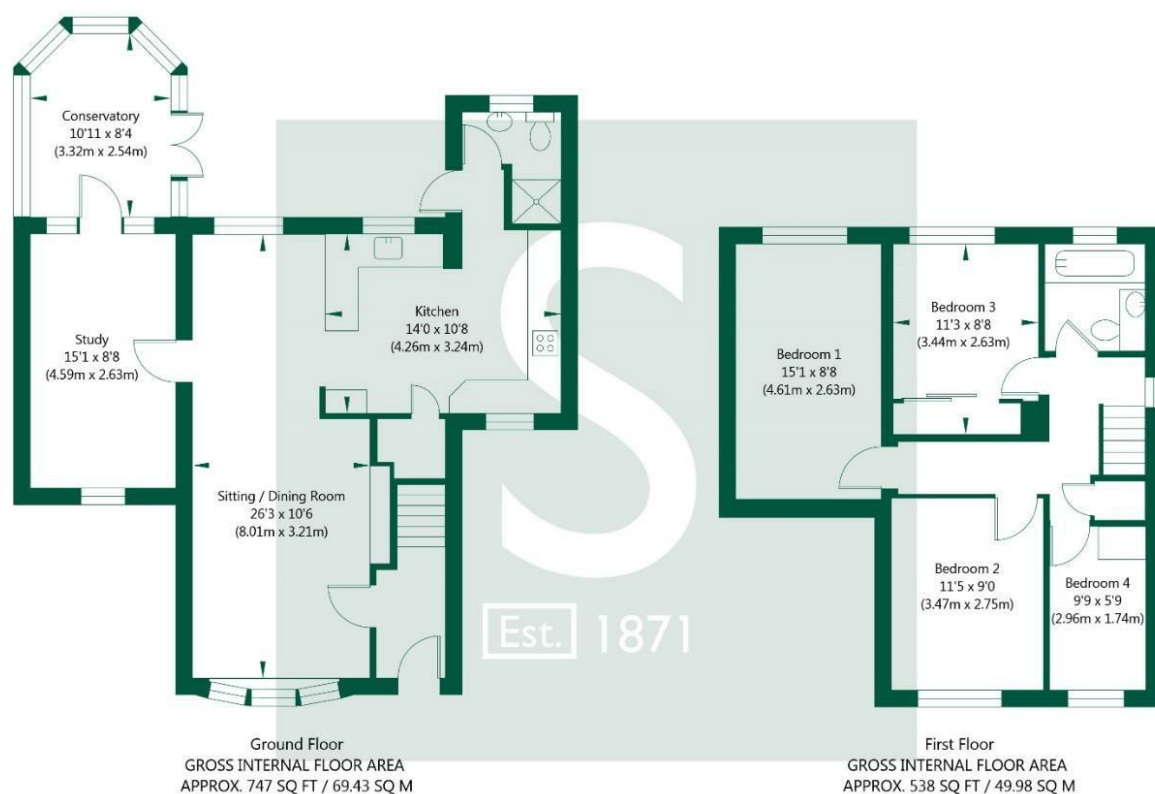
Services: All services are connected.

EPC: 68 (D)

Council Tax: City of York – Band C

Viewings: Strictly via the selling agent 01904 625533

# Wainers Close, Copmanthorpe, York, YO23 3XH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1285 SQ FT / 119.41 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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