



Carr Lane, Acomb, York
£675,000

A remarkable residence stretching to over 3000sq ft which has been meticulously transformed into a substantial family home. The property is finished with high specification from top to bottom and offers fantastic accommodation and living areas. This is an exciting opportunity for buyers looking for a standout home in the popular area of Carr Lane, Acomb.



This imposing semi-detached home has been wonderfully extended and upgraded to an impeccable standard. The current vendors have a keen eye for detail, which is shown throughout the property, which has been fabulously transformed into an amazing home.

Entered via a uPVC door from the standout front porch, the property welcomes you into an entrance hallway which immediately presents the impressive open plan living space in this home. A door immediately to the left of the entrance hall leads into the attached garage. To the front elevation of the property and accessed via a door to the right of the entrance hall, is a newly carpeted sitting room with a box bay window looking out to the front of the property.

The open plan living area comprises of a family space for relaxing, a dining area and a fabulous kitchen. The seating area points towards a feature entertainment wall and provides a wonderful area to relax with family or friends.

A remarkable kitchen is the focal point of the living space, which is well-equipped to host dinner parties and events. Charcoal grey fitted wall and base units with gold accents offer plenty of kitchen storage space, as well as an American-style fridge-freezer which is perfectly enveloped by the kitchen units. With an integrated dishwasher, wine cooler, inset sink, double electric oven and quartz worktops, the kitchen has been finished to a high standard and is any budding chef's dream. A central island boasts a breakfast area, power sockets and a five-ring induction hob. With a roof lantern and bi-folding doors onto the garden, the space is flooded with natural light. Grey Herringbone flooring exemplifies the luxurious modern interior throughout the ground floor.

Completing the ground floor living is a downstairs WC and a utility. The downstairs WC features a low flush WC, heated towel rail and floating vanity unit with hand wash basin. Boasting a sink, storage cupboards and space and plumbing for a washing machine, the utility is a great addition to the residence.

To the first floor accommodation are four bedrooms and the house bathroom. A master suite to the front elevation offers a luxurious retreat. With a box bay window, fitted wardrobes and a feature panelled wall, this is a substantial room, currently home to a super king bed, and still with plenty of space free. The en-suite to the master bedroom is a sleek and modern bathroom comprised of a panelled bath with rainfall shower over and waterfall bath tap, low flush WC, a fitted vanity unit with hand wash basin and an illuminated bathroom mirror. With grey tiling throughout, the modern décor is carried through into the en-suite.

There are three further spacious bedrooms to the first floor, which are all newly carpeted. An immaculate house bathroom concludes the first floor accommodation. Comprised of a large tiled bath with rainfall shower over, heated towel rail, low flush WC and a floating vanity unit with hand wash basin, the bathroom has all of the essentials as well as added luxuries.

To the second floor of the property, the current vendors have beautifully executed a complete loft conversion. The second floor now boasts a further spacious bedroom and a useful home study, both with velux windows allowing for an abundance of natural light.

Immediately after leaving the kitchen through the bi-fold doors, you are welcomed into the luxury outdoor living space offered with this property. The stone-flagged patio provides plenty of space for outdoor furniture as an area to relax and enjoy informal dining with friends in the sun. The centre of the garden is laid to lawn and is enclosed by new fencing. Supply for electricity in the rear garden has been provided, so lighting or an outdoor kitchen could easily be added should the buyer wish. To the rear of the garden is another patio area with space for seating, alongside a purpose-built garden studio. The garden studio is entered through double doors and is currently used as a home gym, but with light and power, could be converted to suit.

Externally, the front of the property is stone graveled offering ample off-street parking. A side gate adjoined to the property leads to a path to the rear garden.

Situated on Carr Lane, the residence is in the popular and vibrant area of Acomb, close to many local amenities including the ever-popular Bluebird Bakery, offering tasty coffees and pastries. The property is well-placed to be within walking distance of The Green and with easy access into York City Centre. Offering plentiful accommodation and living areas, this is an ideal family home. As one of the finest semi-detached properties on the market, this is sure to be popular; early viewing is advised.

Tenure: Freehold

Services: All Mains Services Connected

EPC Rating: C

Council Tax: City of York- C

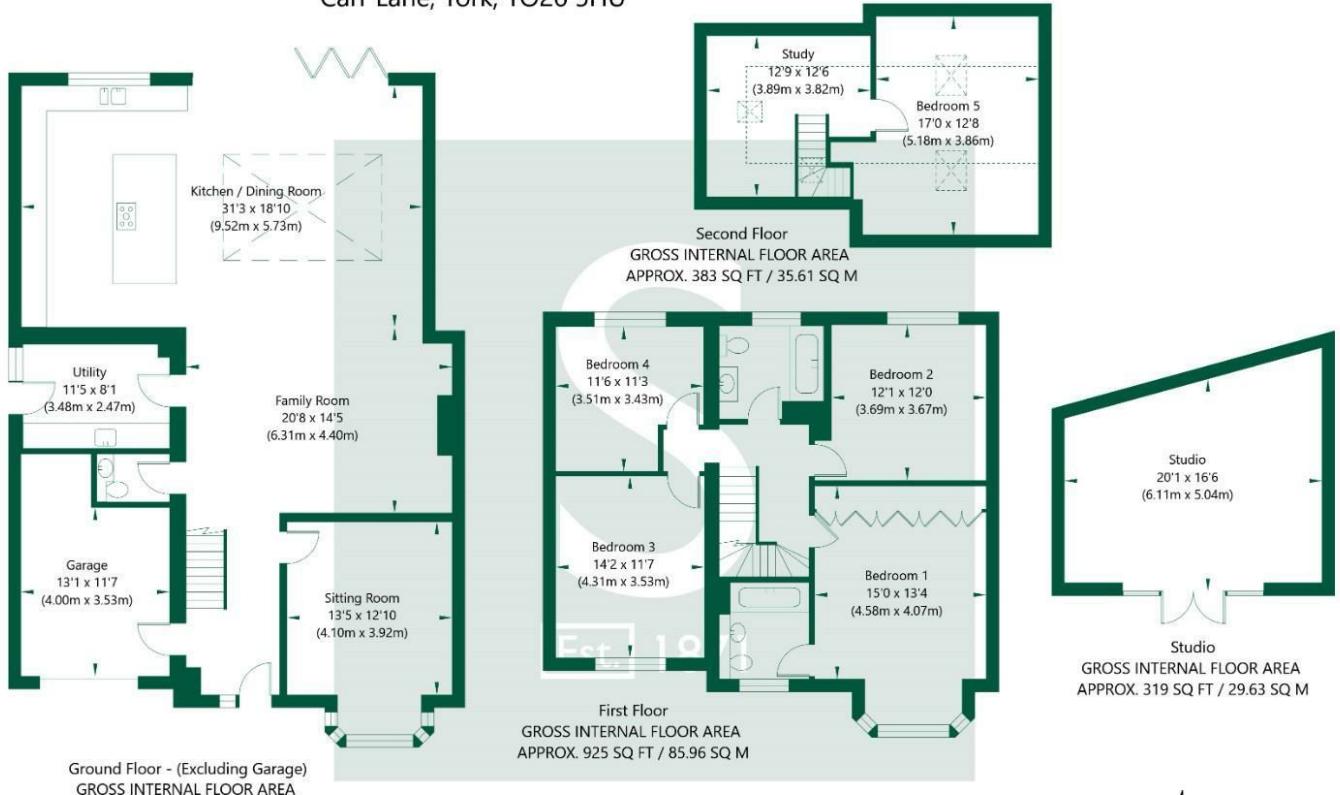
Viewings: Strictly via the selling agent 01904 625533

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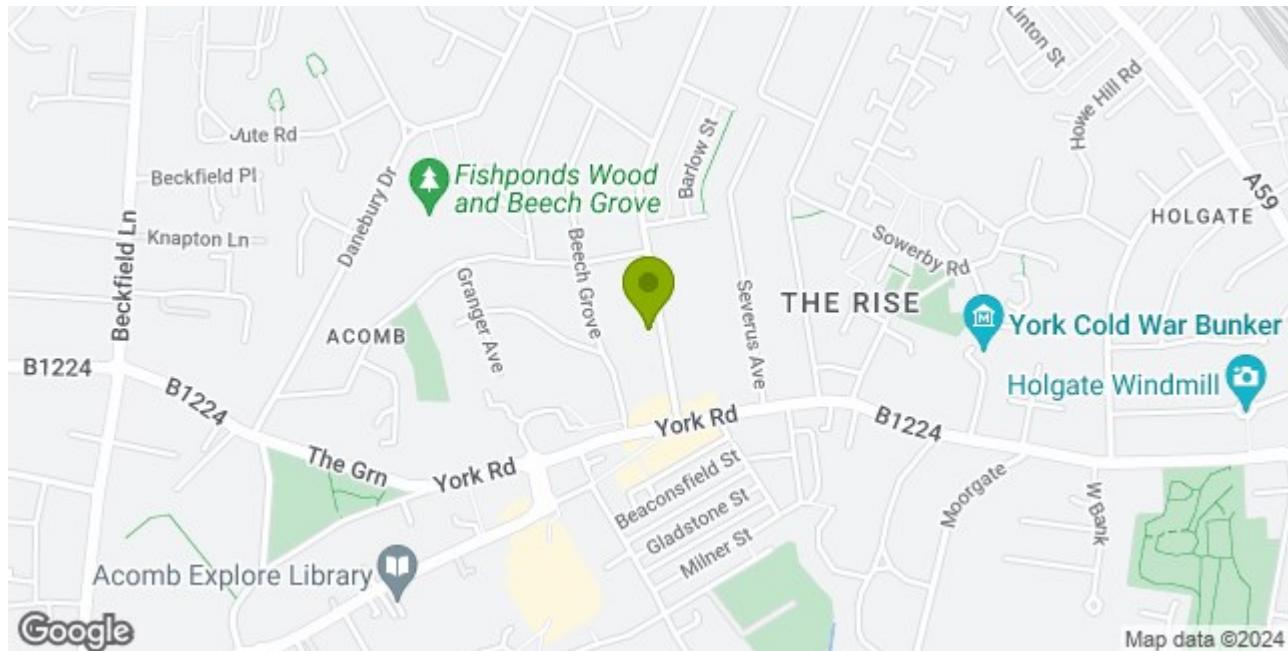
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 2662 SQ FT / 247.38 SQ M - (Excluding Garage)
Studio - 319 SQ FT / 29.63 SQ M

TOTAL - 3180 SQ FT / 295.48 SQ M - (Including Garage & Studio)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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