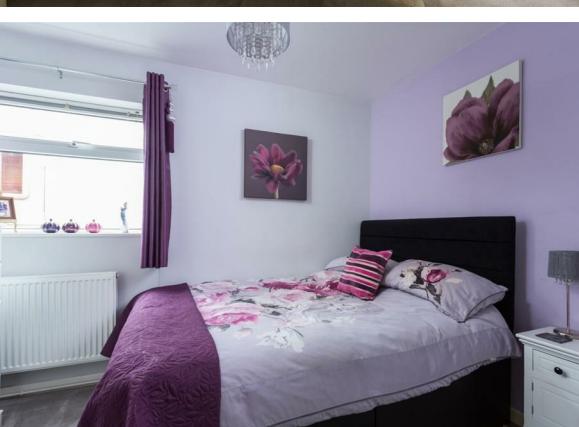




The Cranbrooks, Wheldrake, York Offers Over £450,000

Enjoying a stunning rural backdrop, this beautifully presented and cleverly extended detached residence provides flexible living accommodation, being meticulously maintained and located in the corner of a quiet cul de sac.



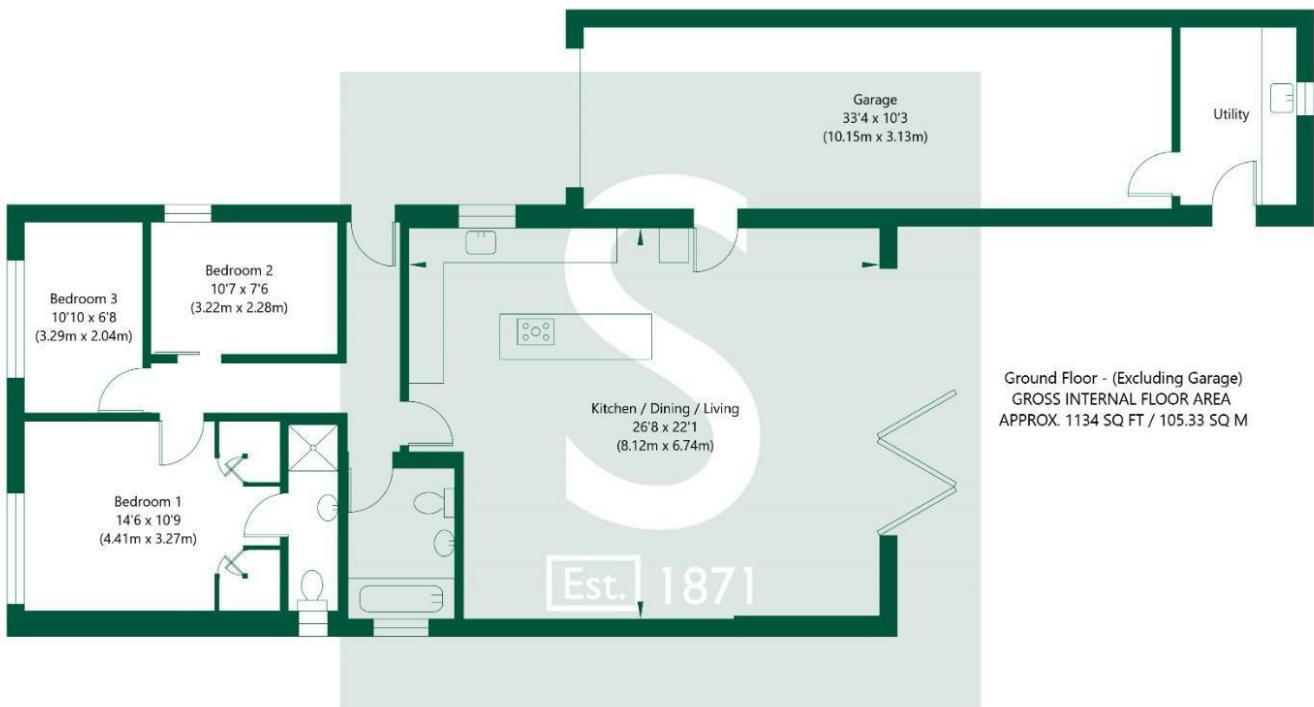
This stunning three-bedroom detached bungalow is situated in the popular village of Wheldrake, and offers a super setting bordering open countryside. The property has been thoughtfully extended, creating quite impressive open plan living with full height vaulted ceiling and large bi folding doors providing a space perfect for both internal and external hosting.

Upon entering, the entrance hall provides access to all principle rooms. To the front of the home, are three well proportioned bedrooms, with the master bedroom featuring a stylish ensuite shower room with a walk-in shower cubicle, sink, and W.C. The modern family bathroom serves the two additional bedrooms and comprises a sink unit, W.C, and a 'P-shaped' bath with a shower over.

To the rear of the property presents an impressive open-plan living kitchen, extended to nearly 600 sqft with bi-folding doors, flooding the space with natural light and overlooking the lovely manicured garden. The modern kitchen is equipped with a range of base and wall units, integrated appliances, space for an American-style fridge freezer, gas hob, and an island with red granite worktops taking centre stage. The living area offers ample space for a dining table and chairs, as well as a lounge area with an attractive log-burning stove.

A door leads to the integral garage, over 33ft long, providing ample space for a car and workshop or further potential to create additional living space subject to the correct permissions. A side door from the garden allows perfect access for larger items and beyond the garage is a versatile space currently used as a utility room, which could also serve as a home office if needed.

Externally, the property boasts a front garden with a mature magnolia tree and a driveway providing off-street parking for multiple vehicles. The rear garden is enclosed, laid to lawn with decked seating areas, perfect for outdoor relaxation and entertainment and provides a tranquil setting to enjoy the property's beautiful surroundings and vast array of wildlife.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1134 SQ FT / 105.33 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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