



Newby Court, Langthorpe, Boroughbridge Guide Price £415,000

**** NO ONWARD CHAIN ****

An impressive 4 bedroom detached house, offering substantial family living accommodation which features a superb master bedroom suite and open plan breakfast kitchen. The property enjoys a generous south facing rear garden, off road parking, and a detached garage which has been skilfully adapted to provide a flexible studio space.



Accommodation

An ideal opportunity for young and mature families to acquire this four bedroom, three storey modern detached house being offered for sale with no onward chain.

Internally, the property is entered via a double glazed front entrance door into a spacious reception hall, having a staircase leading to the first floor accommodation with a spindle balustrade, hand rail and built-in under stairs storage cupboard. The hall includes a radiator and accesses the downstairs cloakroom which has a low flush WC and bracketed wash hand basin.

The principal reception room is a spacious lounge located at the front of the house, having an inset fireplace and a television recess. There is a bay window to the front elevation and there are two separate radiators.

One of the feature rooms of the property is the open plan breakfast kitchen located at the rear of the house, creating an ideal family environment. The kitchen has a modern range of built-in base units to three sides with fitted worktops and an inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with laminated upstands. Included within the kitchen is a built-in Zanussi electric oven with four point gas hob unit and a brushed stainless steel extractor canopy. There is a built-in Zanussi dishwasher and washing machine as well as integrated fridge and freezer units.

The kitchen offers ample space for a freestanding breakfast table and includes a double fronted utility cupboard, tiled flooring, two separate radiators, and uPVC double glazed French doors leading out onto the rear garden beyond.

The first floor landing houses the utility room with the hot water cylinder and an electric immersion heater. There is a staircase leading to the second floor accommodation in addition to a radiator.

The guest bedroom is located on the first floor, being a spacious double bedroom, having an ensuite shower room, which includes a low flush WC, pedestal wash hand basin and a double fronted shower cubicle with full height tiled splashbacks.

The first floor has two further double bedrooms, both of which benefit from radiators and uPVC double glazed casement windows.

The first floor accommodation is completed by the house bathroom which has a low flush WC, pedestal wash hand basin, inset panelled bath and a separate double fronted shower cubicle with full height tiled splashbacks.

Located on the second floor landing is a very useful storage cupboard. Completing the second floor is the master bedroom suite, being a substantial double bedroom with twin triple fronted doors and wardrobes, two separate radiators, and a dormer window to the front elevation with a double glazed Velux rooflight to the rear.

There is an en-suite shower room with a low flush WC, pedestal wash hand basin and built-in shower cubicle with full height tiled splashbacks. The en-suite also includes a double glazed Velux rooflight.

To The Outside

The property is accessed directly off Newby Court onto a blocked paved front and side driveway which provides off-street parking for numerous vehicles. The driveway in turn accesses the detached garage which is of brick and tiled construction with an 'up and over' garage door. The garage has been partitioned into two parts with the first area being equipped for storage, and benefiting from light and power.

Directly to the front of the property is a covered storm porch with flagged pathway and lawned front garden. Gated access leads through from the driveway to the rear garden beyond.

Adjoining the rear elevation is a flagged patio which steps out onto a generous rear garden beyond which is rectangular in nature and laid to lawn. The garden accesses the second part of the garage which has been skilfully adapted and converted into a flexible studio space, potentially ideal for those looking to "work from home".

To the rear of the garage is a raised and gravelled hardstanding providing ample space for garden furniture. The rear garden is south facing and creates an ideal space for outside entertaining.

In addition there is a secondary side gravelled pathway which is screened from the road and provides private and secure storage.

There is a raised rear border adjoining the southern boundary and an outside water tap is located off the rear elevation.

The property benefits from gas fired central heating throughout and has nine years remaining on its original New Home warranty.

Energy Efficiency

The property's current energy rating is B (85) and has the potential to be improved to an EPC rating of A (94).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

Council Tax: E - North Yorkshire Council

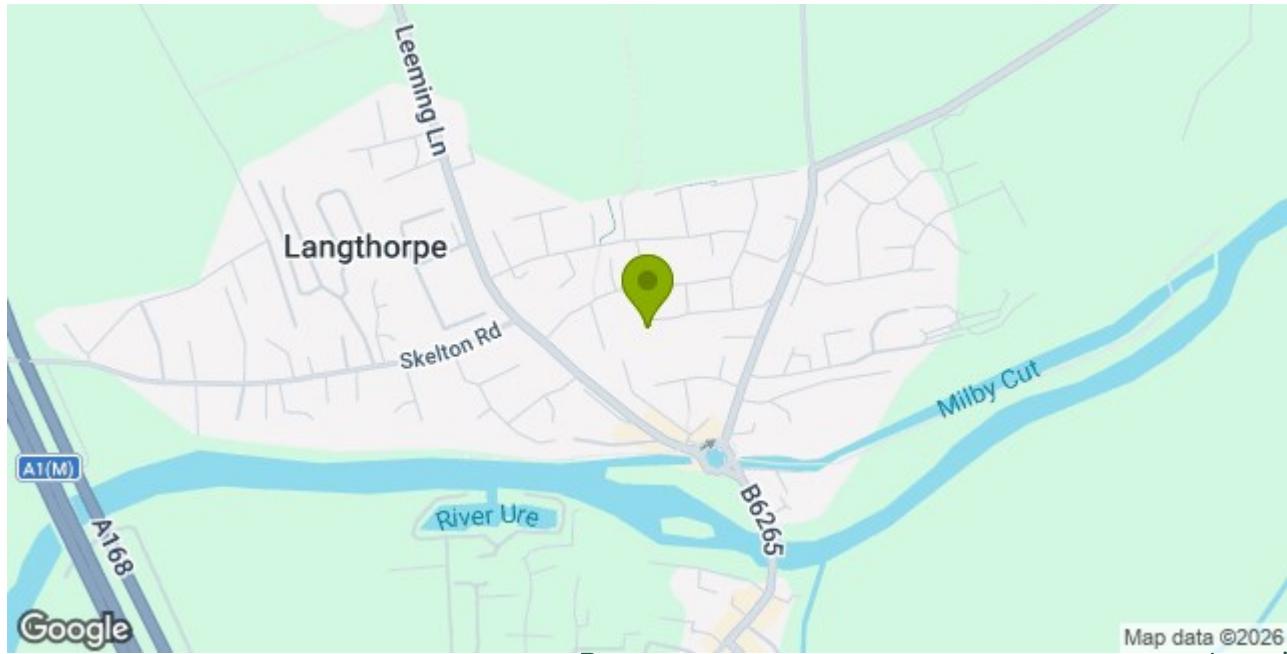
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

Agent Note - The Plan listed within this marketing is strictly for illustrative purposes only and gives guide to the properties boundaries.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1562 SQ FT / 145.04 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Associates

N Lawrence

