

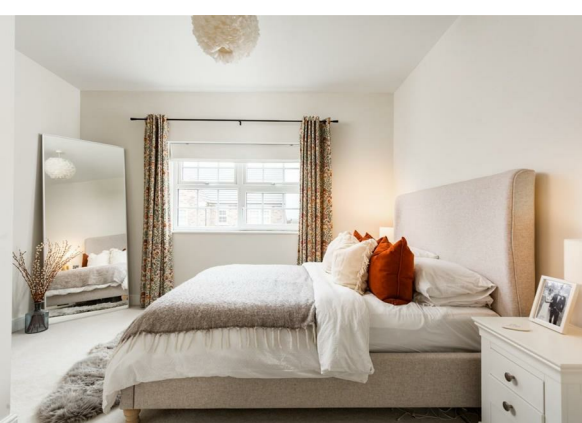


## Throstle Close, Langthorpe, Boroughbridge, York Asking Price £490,000

\*\*\*\* STUNNING BREAKFAST KITCHEN \*\*\*\*

An executive style detached house set within this exclusive development offering modern family living accommodation set across two floor with high specification finish.





## Accommodation

Set within this exclusive development offering outstanding family living accommodation is this modern 4 bedroom detached house which is certain to be of interest to both young and mature families alike.

Internally the property is entered through a glazed front door into a spacious reception hall having a turned staircase leading to the first floor accommodation with spindle balustrade and handrail. The hall features a built-in understairs recess, radiator and dado rail.

Crucially there is a downstairs cloakroom having a contemporary W.C and wash hand basin set within a tiled surround with radiator. The principal reception room is a spacious lounge located at the front of the house, having a bay window to the front elevation in addition to a television aerial point and double radiator.

Without doubt the feature room of the property is the modern open plan breakfast kitchen located at the rear having a stylish range of built-in high and low level storage cupboards with feature quartz worktops and upstands in addition to an inset sink unit.

The kitchen benefits from an Electrolux oven with four point separate gas hob unit and brushed stainless steel extractor canopy. There is a built-in dishwasher and integrated fridge and freezer units.

Bifold doors to the rear elevation lead out onto the rear garden and the kitchen offers ample space for a freestanding breakfast table and features a fitted breakfast bar, double radiator and wood panel effect d?cor.

Beyond the kitchen is a utility room having an additional modern range of high and low level storage cupboards with granite worktops and Belfast sink unit. The utility room provides plumbing for a washing machine as well as integral garage access, and there is a double glazed rear courtesy door leading out onto the gardens. The utility room also benefits from tiled flooring with underfloor heating.

The first floor landing services the entirety of the first floor accommodation and has a built-in linen cupboard, twin radiator, loft hatch and dado rail.

The master bedroom suite is located at the front of the house having a walk through dressing area with twin double fronted wardrobes in addition to an ensuite shower room which has a contemporary W.C. and wash hand basin with walk-in shower cubicle and full height tile splashbacks. The ensuite also includes a heated towel rail.

Three further generous double bedrooms to the first floor, all benefiting from uPVC double glazed casement windows and radiators.

The internal accommodation is completed by the house bathroom which has a low flush W.C, pedestal wash hand basin and inset bath with tiled splashback. There is a separate walk-in shower cubicle with tile surround in addition to a heated towel rail, shaving socket, extractor fan and ceiling downlighters.

## To The Outside

The property is accessed directly off Throstle Close, regarded as one of Bourroughbridge and Langthorpe's most prestigious developments. The property features a block paved front driveway providing off street parking and in turn accessing the integral garage which has an up and over door and is equipped with light and power.

There is gated access down the side of the property leading to the rear.

The property has been expertly landscaped by the current owners creating an ideal family and hosting environment.

A flagged patio runs across the rear elevation with ample space for garden furniture, ideal for outside entertaining.

The patio steps out onto an L-shaped lawned garden in addition to a raised bed which adjoins the rear boundary.

The rear garden is fully enclosed with a fence surround and an outside water tap is positioned off the rear elevation.

The property still retains the remainder of its original 10-year New Home Guarantee and benefits from gas fired central heating throughout. An early inspection is strongly recommended.

## Energy Efficiency

The property's current energy rating is B (84) and has the potential to be improved to an EPC rating of A (92).

## Additional Information

Tenure: Freehold

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

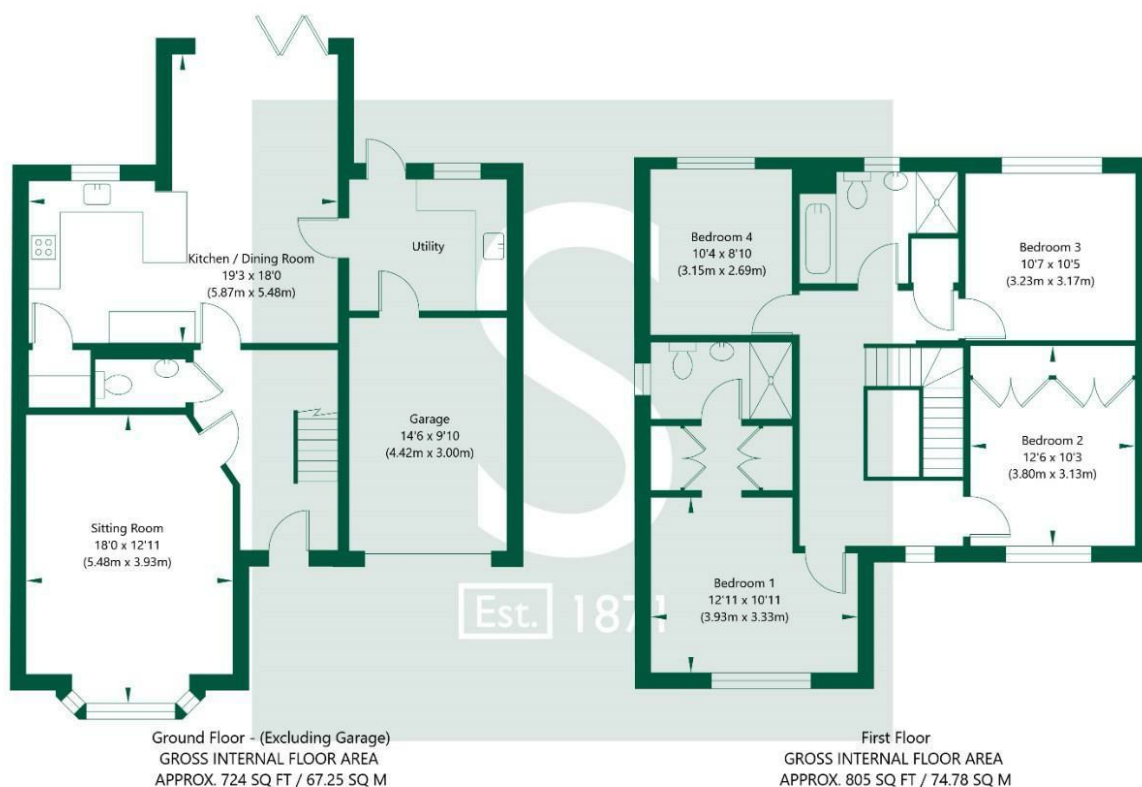
Broadband Coverage: Up to 1600\* Mbps download speed

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.

# 16 Throstle Close, Boroughbridge, YO51 9PN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1529 SQ FT / 142.03 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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