



**Moor Lane, Strensall, York**  
**£895,000**

\*\*\*\* COMPREHENSIVELY UPGRADED \*\*\*\*

An ideal opportunity for young and mature families to acquire this significantly extended and comprehensively upgraded detached house occupying a choice corner position in the heart of Strensall.

The property features a stunning open plan living kitchen, a master bedroom suite and attached garage with front and rear gardens.



## Accommodation

A stunning, fully refurbished detached house occupying a choice corner position, within one of Strensall's most sought-after locations. The property has been comprehensively upgraded and significantly extended to create outstanding family living accommodation, with a finish to the highest specification.

Internally, the property is entered from the front into a spacious reception hall with staircase which leads to the first floor. The hall includes a built-in understairs storage cupboard and contemporary radiator.

Located at the front of the house is a spacious lounge with mounted television point and bay window to the front elevation with radiator.

The feature room of the property is the open plan living kitchen, which is L shaped in nature providing space for both living and dining. The kitchen includes a stylish range of built-in units to 3 sides with Dekton worktops and inset sink unit. There is an additional range of matching high level storage cupboards with Dekton upstands and fitted breakfast bar. Included within the kitchen are twin ovens with microwave and coffee machine. All the appliances are by NEFF. There are 2 separate NEFF integrated dishwashers, in addition to a 5 point NEFF induction hob unit with extractor fan. The kitchen also includes a built-in fridge and freezer unit. uPVC framed double glazed French doors give access to the rear gardens and the living kitchen has an inset television stand, electric heater, and range of contemporary radiators.

Located off the kitchen is a separate utility room with an additional range of high and low level storage cupboards with worktops and inset polycarbonate Franke sink unit. The utility room provides space for a tumble dryer and plumbing for a washing machine and gives integral garage access. A stable style rear entrance door leads out onto the rear garden. The utility room houses the gas fired central heating boiler.

A downstairs cloakroom is situated beyond the utility room with a low flush W.C., bracketed wash hand basin, and heated towel rail.

Forming part of the property's extension is a garden room/playroom with bi-fold doors and French doors both leading out onto the rear. The garden room includes a roof lantern, television point, ceiling down lighters and radiator.

The ground floor accommodation is completed by a gymnasium which offers flexible and multi-use accommodation.

To the first floor are 5, luxury, double bedrooms creating the ideal family environment.

The master bedroom is located at the rear and includes a bank of built-in wardrobes and an ensuite shower room which has a low flush W.C., wash hand basin, and walk-in shower cubicle with full height tiled splashbacks.

Bedroom 2 is located at the front of the house with a bank of floor to ceiling wardrobes. Bedroom 3 has a range of built-in bedroom furniture, twin double fronted wardrobes, chest of draws and television recess. Bedroom 3 also boasts a vaulted ceiling with double glazed Velux roof lights. Bedroom 4 is positioned at the front of the house and has a double fronted wardrobe and bay window, with bedroom 5 being located at the rear with built-in wardrobe and overhead storage cupboard.

All 5 bedrooms benefit from radiators and double glazed casement windows.

The internal accommodation is completed by a modern house bathroom having a low flush W.C., wash hand basin and roll top bath. There is a separate walk-in shower cubicle with tiled surround. The bathroom includes a heated towel rail and ceiling down lighters.

## To The Outside

The property is accessed directly off Moor Lane through a gated entrance onto a re-laid and flagged driveway which provides off street parking for numerous vehicles. The driveway in turn accesses the garage which has a remote activated up and over garage door and is equipped with light and power.

The property's front garden is extensively laid to lawn with planted borders and includes a children's play area. The front garden is enclosed by hedged and wall lined boundaries and there is gated access down the side of the property through into the rear.

Adjoining the rear elevation is a flagged patio providing ample space for garden furniture, ideal for outside entertaining.

There is gated access from the patio which leads out onto the rear garden which has an artificial lawn with adjoining secondary patio.

An outside office with light and power is included within the sale and the rear garden is fully enclosed to all sides by fenced and walled boundaries. An outside water tap is located off the rear elevation.

The property benefits from gas fired central heating and double glazing throughout and an early inspection is strongly recommended to appreciate the quality of the accommodation on offer.

## Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 2000\* Mbps download speed

EPC Rating: C Expires 10.01.2032

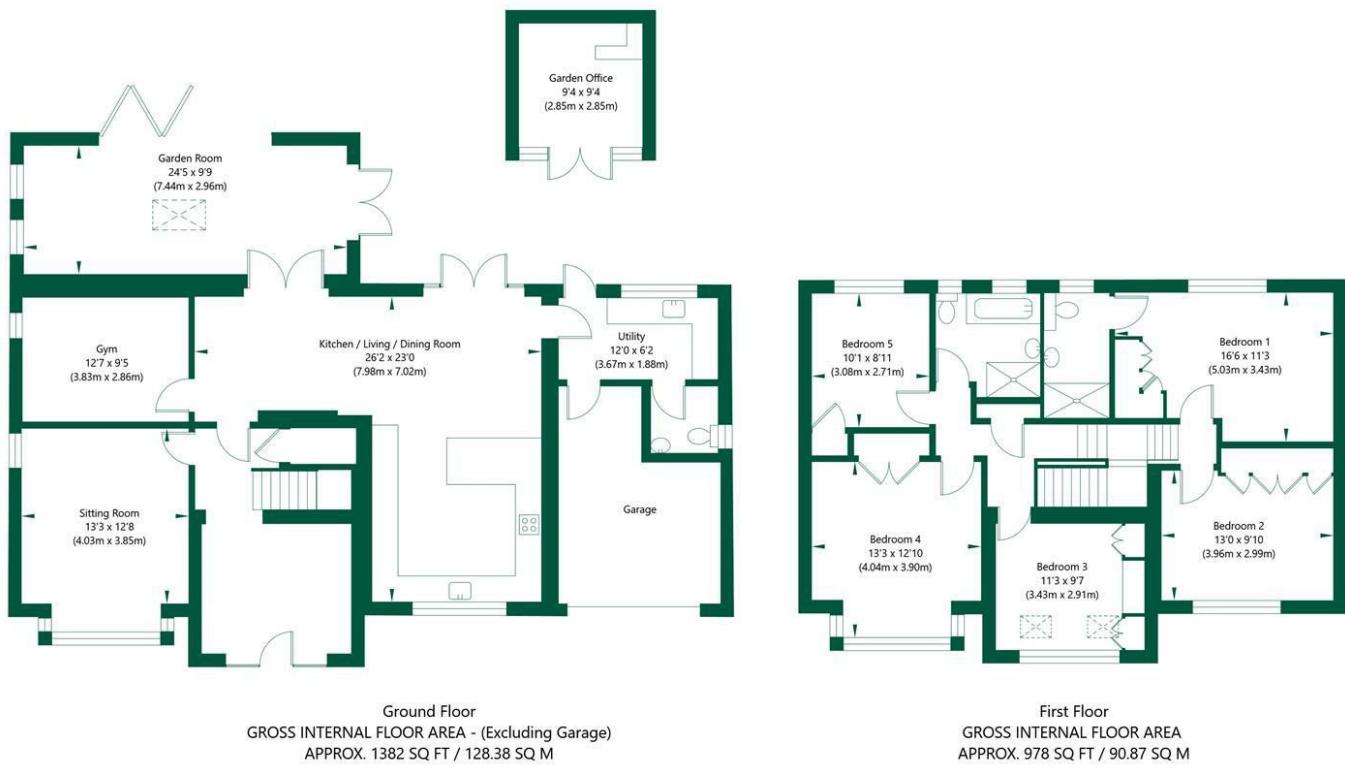
Council Tax: E City of York

Current Planning Permission: No current valid planning permissions

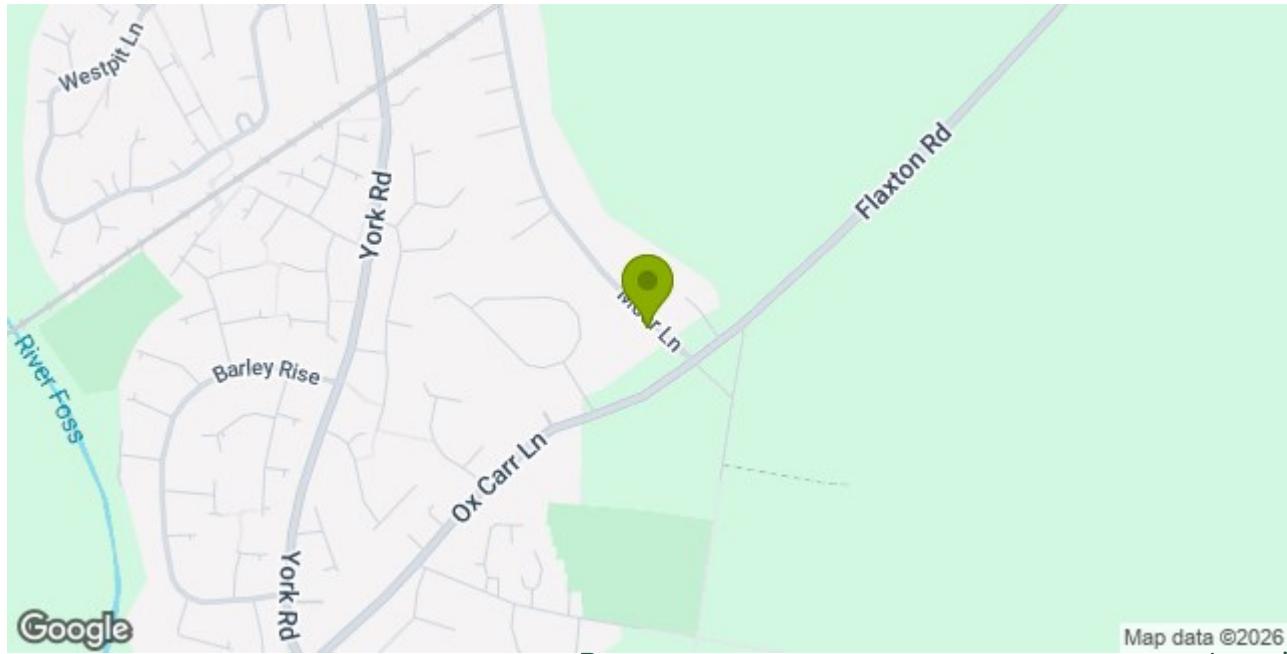
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2360 SQ FT / 219.25 SQ M - (Excluding Garage & Garden Office)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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