



## Coulson Close, Strensall, York £525,000

A superb detached family home in this popular village location which has been thoughtfully and skilfully extended to offer a fabulous open plan living kitchen which is sure to appeal to families and professionals alike.



Upon entering the property is a good-sized entrance hall, with a convenient WC, which offers access to the ground floor living accommodation.



The sitting room is located towards the front of the property and is of a generous size with a large uPVC double glazed window to the front elevation allowing light to flow into the room.



Towards the rear of the property is the open plan living kitchen which must be viewed to be truly appreciated. Designed by Studio 35, the kitchen has been finished to the highest specifications with a range of integrated NEFF appliances including oven, combination oven, fridge/freezer and dishwasher. There are both wall and base storage units and a breakfast island which both have stunning quartz preparation surfaces. The kitchen has been skilfully extended to the rear creating additional living space to offer the open plan layout that buyers desire. The extension has underfloor heating and a feature vaulted ceiling with motorised Velux windows as well as having full length bi-fold doors to the rear elevation.



Accessed off the kitchen is a useful utility room with additional storage space, a rear access door and space for washing machine and drier.



To the first floor are four well-proportioned bedrooms and the house bathroom which is fully tiled and comprises a three-piece suite including bathtub with shower head over, WC, wash hand basin and heated towel rail.

Bedroom one is a generous double and has a modern ensuite shower room with walk-in shower cubicle, low flush WC and wash hand basin with mixer tap over.

To the outside, the property has a substantial wraparound, south-facing garden to the rear which is predominately laid to lawn. There is an additional patioed area to the side of the property which offers a private, quiet space with a raised area suitable for a hot tub or barbequing whilst entertaining guests.

To the front of the property is a brick paved driveway offering ample off-street parking and access to the integral garage which has an 'up and over' door and power connected.

It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1450 SQ FT / 134.71 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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