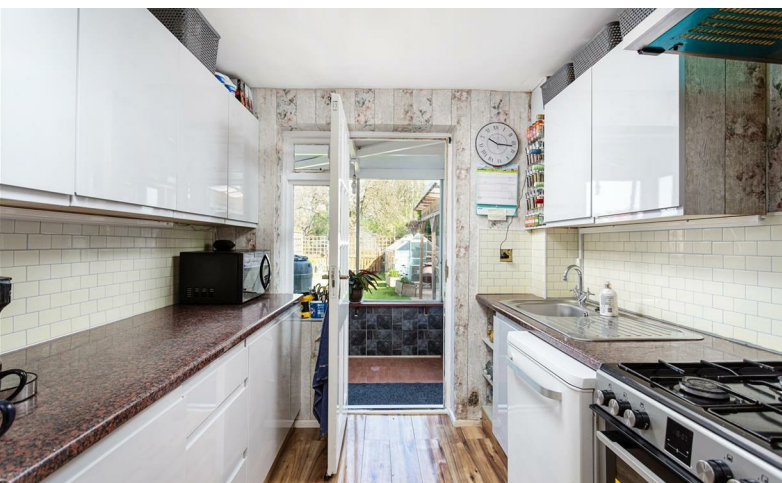


Windsor Drive, York YO32 2RZ

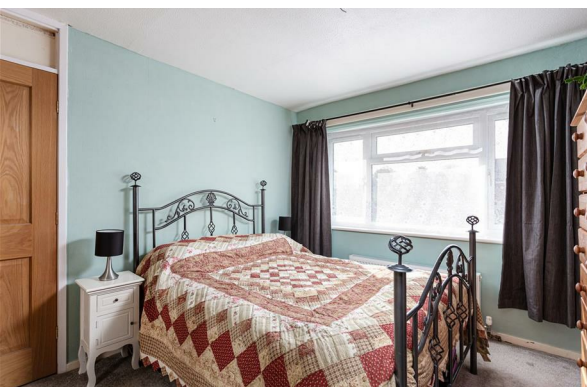
Asking Price £395,000

Stephensons
estate agents & chartered surveyors



An ideal family opportunity set in the heart of Wigginton offering skilfully extended 5 bedroom living accommodation, and benefitting from off road parking and superbly landscaped, private rear garden.

Tenure: Freehold
 Broadband Coverage: 1000 download speed
 EPC Rating: TBC
 Council Tax: C City of York
 Current Planning Permission: No current valid planning permissions
 Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.
 Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



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Associate Partners:

N Lawrence
 I Jarvis MNAEA

A skilfully, extended and deceptively spacious, semi-detached house occupying a choice position within the ever-popular development of Windsor Drive, offering generous family living accommodation with both vacant position and no onward chain.

Internally, the property is entered through a double glazed front door into a reception hall with radiator and staircase leading to the first floor.

The principal reception room is a spacious through lounge, with dining area, having an electric fire set on a marble hearth with matching surround. The lounge includes a built-in under stairs storage cupboard, 2 radiators and a television point.

Beyond the living room is a kitchen, located at the rear, and overlooking the garden and open aspect beyond. The kitchen has a range of built-in high gloss base units with matching high level storage cupboards, inset sink unit and tiled splashbacks. There is an electric and gas point for cooking and space for an American style fridge freezer unit.

Adjoining the kitchen is a rear garden room/conservatory, which leads out onto the garden beyond.

The ground floor features an additional snug/television room, created from the original garage, with television point and radiator. The snug leads through into a utility room with plumbing for a washing machine and wall mounted gas fired central heating boiler. The utility room also has garden access.

The property's landing services the entirety of the first floor and has a built-in cupboard and loft hatch.

The property boasts a 5 bedroom, first floor living accommodation, with the main bedroom being located at the front of the house having a bank of built-in wardrobes.

Bedrooms 2 and 3 are a part of the extension, with bedroom 2 having a built-in ensuite toilet and wash hand basin.

Bedroom 4 is a further generous, double room with bedroom 5 currently used as a working study.

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

Finally, there is a house bathroom which has a contemporary W.C., wash hand basin and inset panelled bath with wall mounted shower attachment and full height tiled splashbacks. The bathroom includes a radiator and extractor fan.

To the outside

The property occupies a generous plot being accessed directly of Windsor Drive onto a front driveway which provides off street parking for 2 vehicles.

Directly to the front of the property is a covered storm porch with central pathway dividing a lawned front garden.

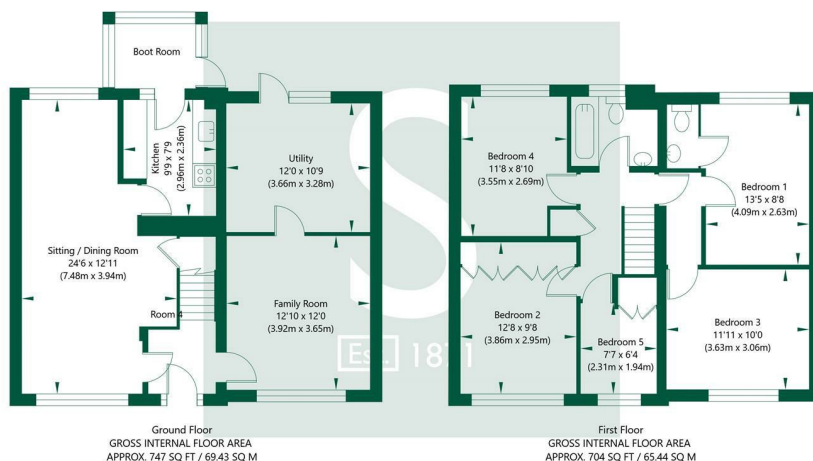
To the side of the property is a pathway and hardstanding with garden shed, which is included within the sale.

One of the main features of the house is its delightful and expertly landscaped rear garden, having a substantial flagged patio with covered pergola, which is included within the sale.

The garden is laid to lawn with surrounding hedged and fenced lined boundaries, and there is a further decked patio and greenhouse. The rear garden creates quite an outstanding family environment.

The property benefits from gas central heating and double glazing throughout and an early inspection is strongly recommended.

Windsor Drive, Wigginton , York, YO32 2RZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1451 SQ FT / 134.87 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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