Plot 2, Moor Lane Drive, Bishopthorpe, York

£1,000,000

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Moor Lane Drive, York YO23 2UF

Est. 1871

£1,000,000

An exceptional new build home on the edge of Bishopthorpe, forming part of this exclusive new build development.

Thoughtfully conceived and architecturally designed, this exceptional four-bedroom home brings together refined contemporary interiors, generous proportions and the flexibility required for modern family life.

At its heart is an impressive open-plan kitchen, dining and family living space, an inviting and sociable setting equally suited to relaxed everyday living and larger-scale entertaining. Carefully considered glazing creates a wonderfully light atmosphere and establishes a natural connection with the professionally landscaped garden, allowing life to flow effortlessly outdoors during the warmer months. An adjoining utility and practical boot room provide valuable everyday functionality while keeping the principal living space beautifully composed.

The interiors have been finished with a calm, timeless palette and a clear emphasis on quality. Washed Character Oak Karndean flooring extends through the entrance hall, open-plan living areas, study, utility and ground-floor cloakroom, lending warmth and continuity throughout. White primed ladder-style internal doors, painted in Slaked Lime Mid Eggshell and complemented by antique-brass Hampstead Thea handles, introduce subtle character and an elegant sense of cohesion.

Alongside the principal family space are two generously proportioned reception rooms, offering considerable versatility. These rooms could be arranged as a formal drawing room, study, or adapted to provide a

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comfortable snug, playroom or dedicated home office as family requirements evolve. The principal lounge is softened by Fascination Touchdown carpeting in Ivory, laid over quality acoustic underlay for additional comfort.

The first floor provides four spacious double bedrooms, each designed as a restful and well-proportioned retreat The master bedroom suite boasts, a walk in dressing and en suite with a further guest bedroom and two further double bedrooms. Soft ivory carpeting continues throughout the bedrooms, while the beautifully appointed contemporary bathrooms ensure the accommodation is as practical as it is luxurious.

The bathrooms, en suites and cloakrooms have been finished in a sophisticated combination of crisp white, soft stone grey and brushed brass. Napoli White stone-effect tiles are laid horizontally in a considered stack-bond pattern, creating a clean and understated finish. Villeroy & Boch sanitaryware has been selected throughout, including Architectura wall-hung WCs with slimline seats, elegant washbasins and hand wash basins, together with stone-grey Shaker-style vanity furniture in selected rooms. Brushed-brass basin mixers, flush plates, thermostatic shower controls, fixed round shower heads and complementary handheld shower fittings add warmth and refinement.

Energy efficiency has also been carefully considered, with the property benefiting from modern air-source heat pump technology, supporting a more efficient and sustainable approach to home heating.

Outside, the landscaped gardens have been designed as a natural extension of the living accommodation, providing an attractive setting for summer dining, entertaining and quiet relaxation. A private driveway and double carport offer generous off-street parking.

The property occupies an enviable position in Bishopthorpe, one of the most sought-after villages to the south of York. Set beside the River Ouse, the village is admired for its picturesque character, welcoming community and excellent range of everyday amenities, including independent shops, cafés, traditional public houses and highly regarded schools. York city centre is within convenient reach, while excellent road and transport connections make the location equally well suited to family life and commuting.

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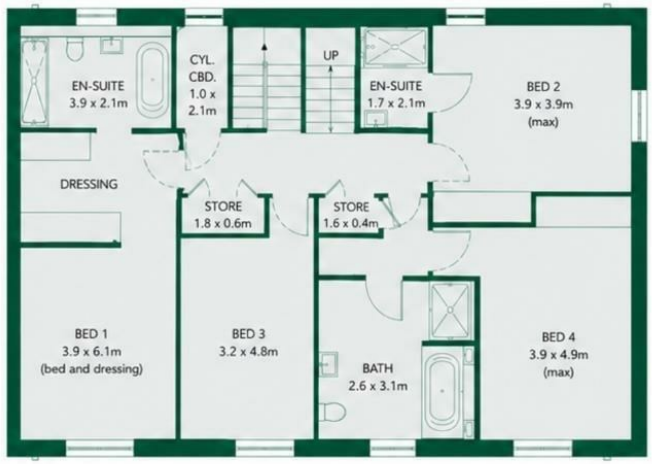
Moor Lane Drive, Bishopthorpe, York.

Ground Floor

First Floor



GIA

GROUND FLOOR: 118.74m²

FIRST FLOOR: 109.12m²

TOTAL: 227.86m²

GARAGE: 36.96m²

TOTAL (INCL. GARAGE): 264.82m²

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures including doors and windows are approximate and should be independently verified.