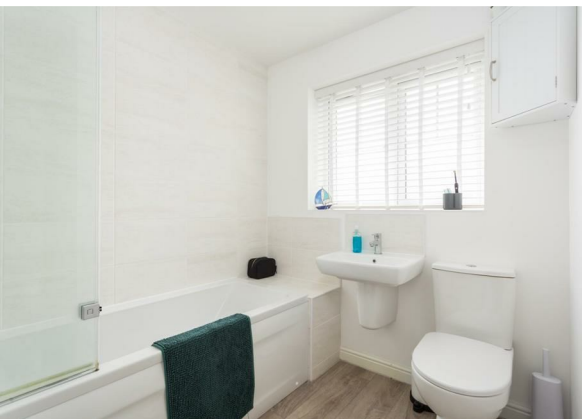




Stagecoach Drive, Boroughbridge Guide Price £330,000

*** MODERN DETACHED FAMILY HOME ***

A wonderfully presented detached home within this highly sought-after development offering spacious and modern living accommodation. The property has an exceptional garden to the rear which has been skilfully landscaped and includes a home office/outdoor studio.



Accommodation

The property is entered via a double glazed door into the central hallway which benefits from a useful downstairs cloakroom with low flush WC and wash hand basin.

The sitting room is located towards the rear of the property and is spacious in size. French doors allow light to flow into the room and give access out to the rear garden.

The kitchen is also located towards the rear of the property and has a combination of base and wall storage units with heat resistant laminate preparation surfaces incorporating a 1 & 1/2 sink with drying area. There are a range of integrated appliances including fridge/freezer, dishwasher, washing machine, electric oven and four ring gas hob with extractor fan over. The kitchen also has a convenient access door to the side elevation.

There is a second reception room located towards the front of the property which is currently used as a dining room but could easily be used as a home office/study or playroom.

Stairs from the central hallway lead up to the first floor landing which has a convenient storage cupboard. Located on the first floor are three well-proportioned and spacious bedrooms.

Bedroom one is a generous double with ample room for freestanding wardrobes. The bedroom is served by a modern en suite shower room which includes shower cubicle, low flush WC and wash hand basin.

The house bathroom is contemporary design and comprises a three-piece white suite including bathtub with waterfall shower over, low flush WC and wash hand basin.

To The Outside

To the outside the property has a split-level landscaped rear garden which has a fabulous patio area immediately to the rear and a good size lawned area. Steps lead to a further patio area and to the stylish and practical home office which has French doors and is fully insulated with light and power connected. This would be an ideal home office, studio or outdoor entertainment room.

The property has a large timber shed located down the side of the property with solar lighting within. To the other side of the property is a flagged path with timber gated entrance leading to the front driveway.

The property has an integral garage with an 'up and over' door and power connected. The garage has been skilfully split into two with the rear section having direct access into the central hallway. There are also three off-street parking spaces to the front of the property.

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

Energy Efficiency

The property's current energy rating is B (83) and has the potential to be improved to an EPC rating of A (94).

Additional Information

Tenure: Freehold

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

Broadband Coverage: Up to 1600* Mbps download speed

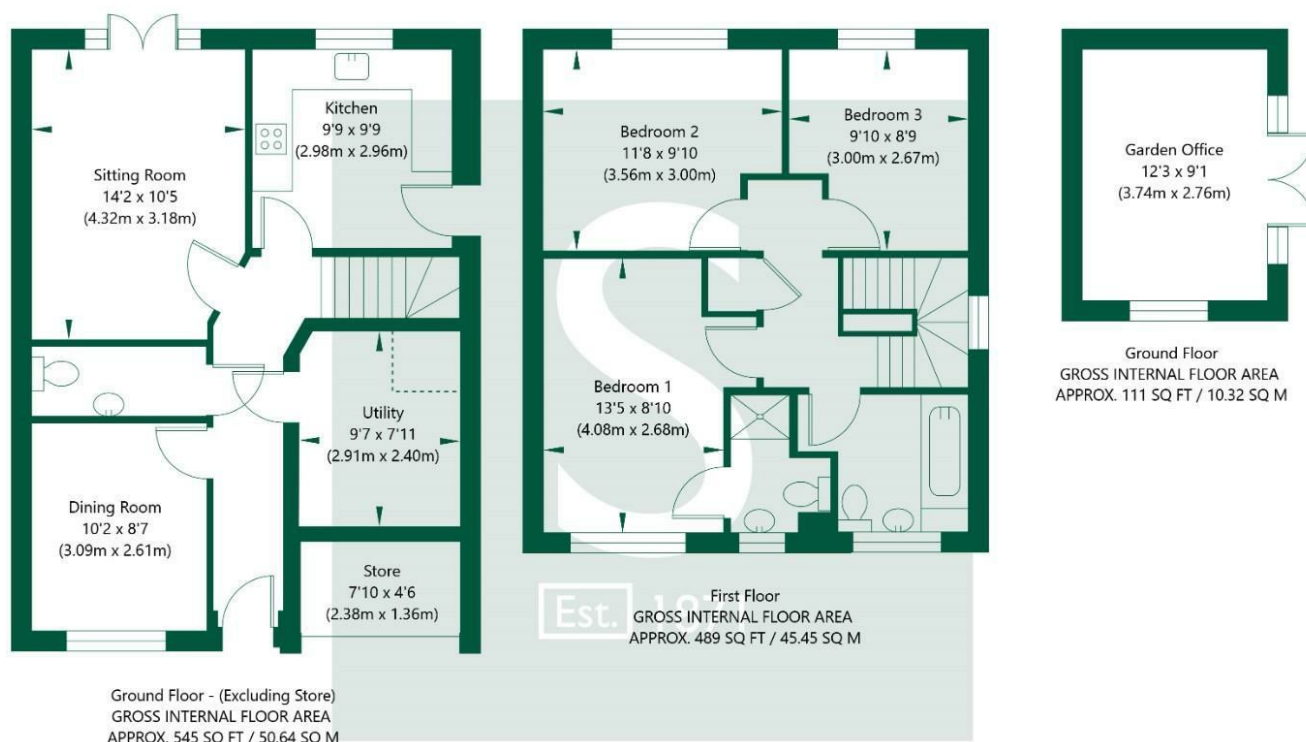
Council Tax: D - North Yorkshire Council

Estate Charge: £110.67 per annum

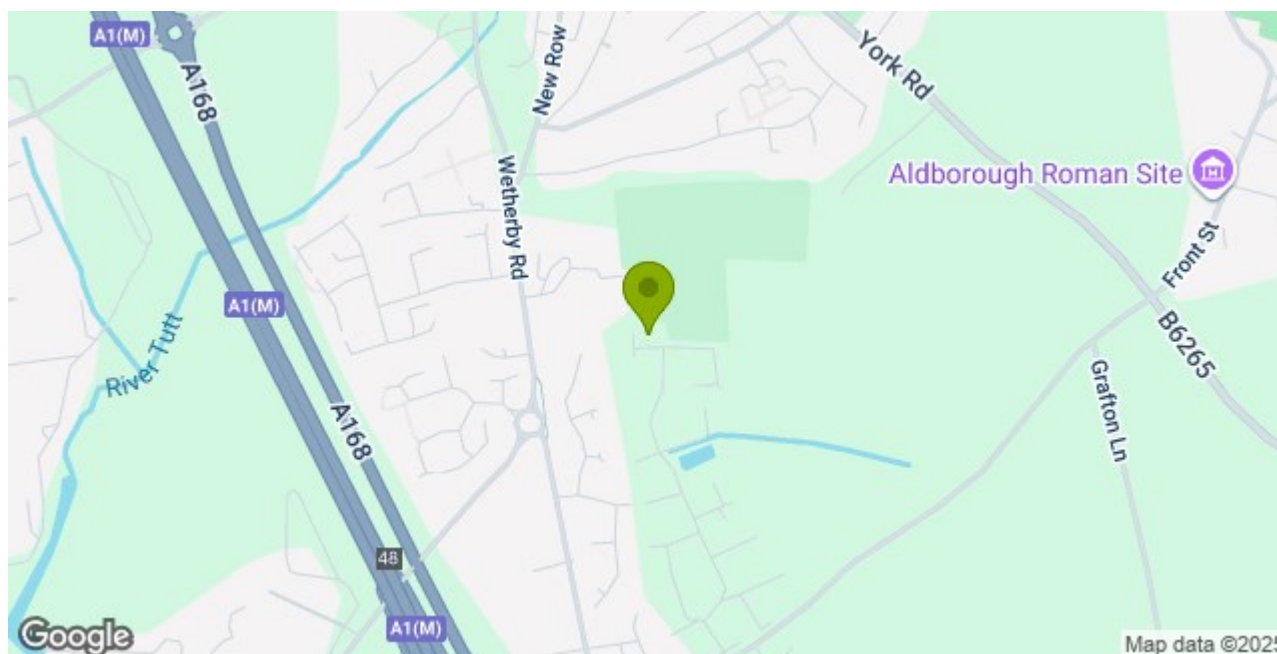
Current Planning Permission: No current valid planning permissions

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

Stagecoach Drive, Boroughbridge, YO51 9RE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1145 SQ FT / 106.41 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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