



## Fordlands Crescent, Fulford, York £425,000

A substantially extended and recently renovated five bedroomed semi-detached property, enjoying wonderful open plan living accommodation situated within this quiet cul-de-sac location which offers easy access into York, the A64 and entitlement to Fulford School.





Located within this quiet cul-de-sac location, we are delighted to offer for sale this deceptively spacious family home which provides a wonderful open plan living dining kitchen area with utility room, adjoining garage and large south west facing garden.

The property is entered via a central uPVC door which in turn welcomes you into the entrance hall with a turn staircase leading you to the first floor accommodation and a door leading off into lounge and ground floor shower room presenting a large walk in shower with multi jet system and mood lighting.



A large lounge area provides feature wood burning stove offering a lovely area to relax. To the rear of the ground floor accommodation is a stunning open plan dining kitchen area with bi-folding doors opening onto the rear garden. The kitchen comprises an extensive range of fitted wall and base fitted units with feature central island and integrated appliances including double oven, 5 ring gas hob and wine cooler. Furthermore, a patio can be found directly off the kitchen along with a well placed utility room providing washing facilities. Furthermore a door which leads through into the garage with electric up and over door and window to the side elevation.



To the first floor, a central landing leads into four well proportioned and spacious bedrooms. Of particular note is the master bedroom which is found to the rear of the property and enjoys an en-suite shower room. Serving all bedrooms is a modern house bathroom which comprises a modern three piece having panelled bath with handheld shower over, low flush WC and a pedestal hand wash basin along with a useful airing cupboard.

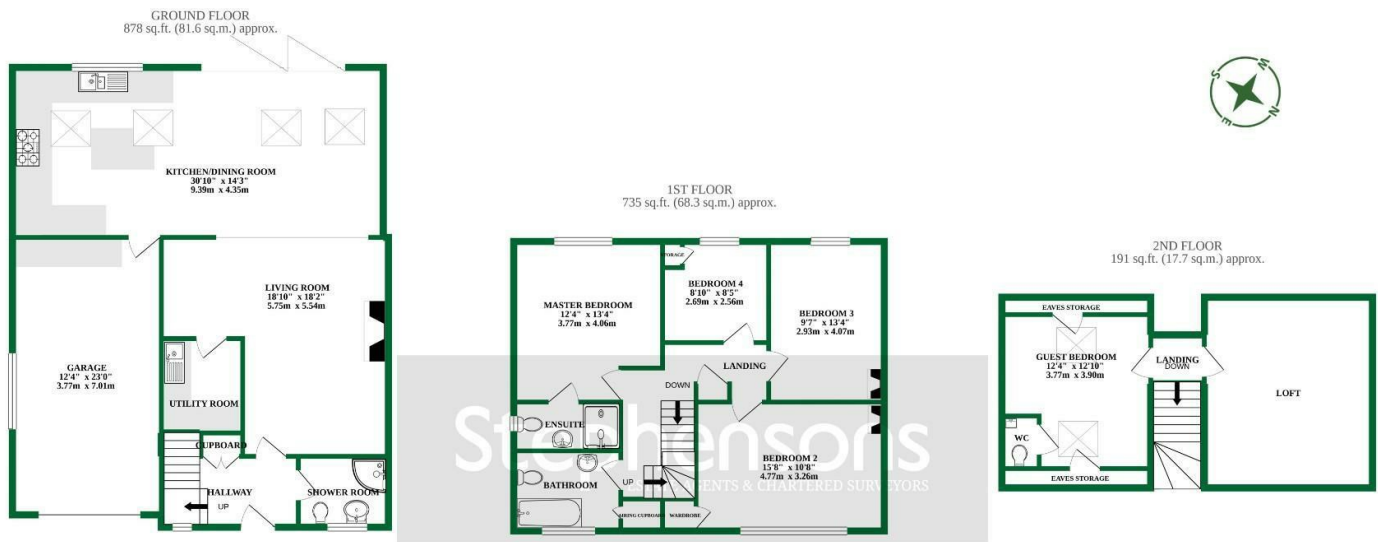


To the second floor, is a spacious fifth bedroom with en-suite WC and two Velux rooflights offering an abundance of natural light. Furthermore off the second floor landing is a large loft area providing further potential for additional living space should the discerning purchaser wish.

To the outside, the property is accessed directly off Fordlands Crescent with ample off street parking found upon a paved driveway. The property's front garden is landscaped which is predominantly laid to lawn with mature, well stocked borders and a paved path leading to the front door and along the side elevation to the rear garden.



To the rear is a stunning south west facing mature garden which again, is predominantly laid to lawn with an array of well stocked borders with two timber sheds and log store found to the rear of the property along with exterior lighting.



FORDLANDS CRESCENT, FULFORD, YORK (SQFT EXCLUDES, LOFT & GARAGE)

TOTAL FLOOR AREA : 1804 sq.ft. (167.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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