



Main Road
Drax
YO8 8NT

£550,000

- Detached Bungalow
- Substantially Extended
- Four Double Bedrooms
- All With En Suite Facilities
- Open Plan Breakfast Kitchen
- Lounge Diner
- Cloaks & Laundry Room
- Double Garage & Multi-Parking
- Home Office
- Substantial Private Gardens



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PROPERTY SUMMARY

Housesetc Drax- SUBSTANTIAL DETACHED BUNGLOW, vastly extended, FOUR DOUBLE BEDROOMS, all with en suite facilities, OPEN PLAN, breakfast kitchen, LOUNGE DINER, additional cloaks, LAUNDRY ROOM, multi vehicle parking, DETACHED DOUBLE GARAGE with home office, EXPANSIVE PRIVATE REAR GARDEN, storage units, LAWN, fish pond, VIEWING ADVISED.

ENTRANCE

Solid timber front entrance door with matching double glazed side panels leading to

ENTRANCE HALLWAY 26' 4" x 5' 9" (8.05m x 1.76m)

Spacious and light entrance hallway benefits from Karndean flooring, temporary Velux roof windows, recessed ceiling spotlights, oak doors leading off

FAMILY ROOM 14' 11" x 31' 3" (4.56m x 9.55m)

Spacious living area benefits from excellent views to the rear Karndean flooring, recessed ceiling spotlights, access to roof void, central heating radiator, UPVC double glazed windows to both side and rear, UPVC double glazed patio doors opening out into the rear.

KITCHEN AREA 19' 1" x 13' 1" (5.83m x 4m)

Fitted modern breakfast kitchen with a range of white high gloss wall, base and display units, marble food preparation surfaces and matching marble splash backs, also complimentary marble breakfast bar, integrated double electric oven, microwave, four ring electric hob, one and a half bowl stainless steel sink with shower style mixer tap, integrated dishwasher, wine cooler, recessed ceiling spotlight, central heating radiator, twin Velux roof windows, UPVC double glazed opaque window to the side.

LAUNDRY ROOM 6' 11" x 8' 6" (2.13m x 2.6m)

With fitted marble effect work surface with space and plumbing underneath for washing machine and dryer, useful shelved storage cupboard with sliding doors also containing

hot water cylinder, recess ceiling spotlights, central heating radiator, UPVC double glazed window to the side.

CLOAK ROOM 5' 10" x 4' 11" (1.79m x 1.51m)

Benefits from tiled flooring and tiled walls to dado rail height, stainless steel ladder style towel radiator, recessed ceiling spotlight, electric extractor fan, Velux roof window, fitted with high quality modern white suite comprises concealed low level flush WC and vanity wash hand basin.

STORAGE CUPBOARD 2' 7" x 5' 10" (0.8m x 1.78m)

With Karndean flooring, access to roof void, recessed ceiling, spotlight and power points.

BEDROOM ONE 15' 6" max x 13' 5" (4.74m x 4.09m)

Bedroom one benefits from fitted slide robe style wardrobes providing hanging rail and storage shelving, central heating radiator, UPVC double glazed window to the side, door leading into dressing room/ walk in wardrobe, door leading to

WALK IN WARDROBE/ DRESSING ROOM 4' 5" x 5' 11" (1.37m x 1.82m)

With fitted display shelving, recessed ceiling spotlights, access to roof void, central heating radiator.

EN-SUITE SHOWER ROOM 9' 2" x 4' 3" (2.8m x 1.3m)

Fully tiled and modern en-suite shower room with fitted ideal standard suite comprises concealed dual low level flush WC, vanity wash hand basin with mixer tap set in timber effect unit, stainless steel ladder style towel radiator, independent step in tiled shower cubicle with mains fed shower incorporating telephone style shower attachment and monsoon style shower head, recessed ceiling spotlights, electric extractor fan, UPVC double glazed opaque window to the rear.

BEDROOM TWO 13' 10" x 14' 3" (4.22m x 4.36m)

Fitted with Karndean flooring, recessed ceiling spotlights, two

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fitted double wardrobes, three UPVC double glazed windows to the front, internal door to

EN-SUITE BATHROOM 7' 11" x 8' 11" (2.43m x 2.74m)

Benefits from tiled flooring and ceramic tiled walls, stainless steel ladder style towel radiator, contemporary style suite comprising concealed dual low level flush WC, rectangular vanity wash hand basin with mixer tap set in colour wash vanity unit, shaver point, panelled bath with mixer tap, recessed ceiling spotlights, electric extractor fan, UPVC double glazed opaque window to the side.

BEDROOM THREE 11' 0" max x 20' 6" max (3.36m x 6.26m)

Fitted with timber effect Karndean flooring, coving to the ceiling, recessed ceiling spotlights, access to roof void, four UPVC double glazed windows overlooking the front, internal door leading into

JACK AND JILL EN-SUITE BATHROOM 8' 2" x 8' 0" (2.51m x 2.44m)

Tiled floor and ceramic tiled walls, stainless steel ladder style towel radiator, recessed ceiling spotlights, electric extractor fan, fitted with contemporary style white suite comprising concealed dual low level flush WC with matching cabinet above, rectangular vanity wash hand basin with mixer tap set in high gloss unit, panelled bath with contemporary style mixer tap, independent step in tiled shower cubicle with mains fed shower comprising telephone style shower attachment and monsoon style shower head, double glazed Velux roof window, internal door leads into

BEDROOM FOUR 10' 11" x 21' 8" max (3.33m x 6.62m)

Fitted with timber effect Karndean flooring, coving to the ceiling, recessed ceiling spotlights, roof window and UPVC double glazed window to the rear.

EXTERNAL
FRONT

To the front of the property is a brick built retaining wall, block paved entrance leading to control electrically operated wrought iron gate which leads to the front garden, benefits from good quality timber perimeter fencing to wither side incorporating some concrete posts and gravel boards with raised flower beds, containing a variety mature shrubs plants and trees, circular driveway provides multi- vehicle off street parking, block paved area, impressive timber pergola, four separate planting areas, paved walkway leads to front door with impressive storm porch with courtesy lighting.

SIDE

To the side is an additional block paved driveway with wrought iron gate provides further additional off-street

parking, leads to the side and rear, the driveway to the side leads to detached brick built garage with remote control up and over door, multi power points, fitted with storage and display shelving, stainless steel sink and water heater, door leading to the rear, the garage had been converted into extremely useful office space with tile effect laminate wood flooring, with the expected power light, heating and telephone and additional storage shelving, UPVC double glazed windows to both side and rear and UPVC door opens out into the rear.

REAR

Immediately behind the property is sunken fish pond, surrounded by precautionary wrought iron railings, patio area, wall with wrought iron gate leads into a good sized mature lawned garden, shrub hedge and generous borders, additional timber storage shed, further to the rear of a garden is a timber summer house, beyond is a timber dividing fence with timber gate leading into useful area, storage shed and chicken coop.

EPC

Energy Performance Rating: TBC

HEATING AND APPLIANCES

The Heating and any Appliances included (including Security Alarms where fitted) have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to Rights Of Way etc need to be confirmed.

TENURE

The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

LOCATION

Post code for satnav is YO8 8NT, the property is on the left and can be identified by a Housesetc For Sale Board.

Council Tax: D





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Total area: approx. 207.8 sq. metres (2236.6 sq. feet)

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