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Kamelot The Green, North Duffield

Selby

£595,000



An immaculately presented detached home, choicely located on The Green in the popular commuter village of North Duffield.

Built in the late 1990's, the property has been thoughtfully extended, re-configured and upgraded throughout, creating very desirable accommodation in walk-in condition.

Internally the property opens to an inviting, spacious hallway with solid oak flooring leading to the ground floor accommodation. To the front of the house is a bright, bay fronted lounge centred around a recently installed multi fuel stove.

The kitchen/dining room has an excellent range of wall, base and display units enhanced by solid oak worktops and includes a step-in larder cupboard. The central island with electric hob, quartz worktop and built in extractor fan offers space for casual dining.

There is space designed for an American style fridge freezer as well as integrated appliances including a dishwasher and twin ovens. The light and spacious dining area offers space for a large dining table and chairs. Bi-fold doors provide easy access via a level decked area into the garden.

Across the hall from the kitchen is a generous utility/boot room with space for washing machine, dryer and freezer. Storage requirements are provided by a range of fitted base and wall cupboards. At the end of the hallway, the family sitting room is found with solid oak flooring, a lofted ceiling and Velux windows. This light, bright room with views of the garden completes the ground floor accommodation.

Stairs from the hallway lead to a galleried landing, flooded with light provided by two Velux windows. The landing includes a large airing cupboard. There are four good sized, well proportioned double bedrooms including the Master Suite with built in wardrobes and stylish en-suite shower room, with a large walk-in shower. The remaining three bedrooms share the use of a large contemporary family bathroom suite with a freestanding bath and separate shower.

Externally, to the front, the house is accessed by a gated, substantial block paved driveway providing off-street parking for up to five vehicles and turning area. This leads to an integral single garage.

To the rear is a good-sized garden with decking , a separate patio area, a lawned garden and raised beds providing the perfect space for entertaining or relaxing.

In summary, a stylish and exceptionally presented detached house ideally situated within this attractive village.

Council Tax band: F. Tenure: Freehold

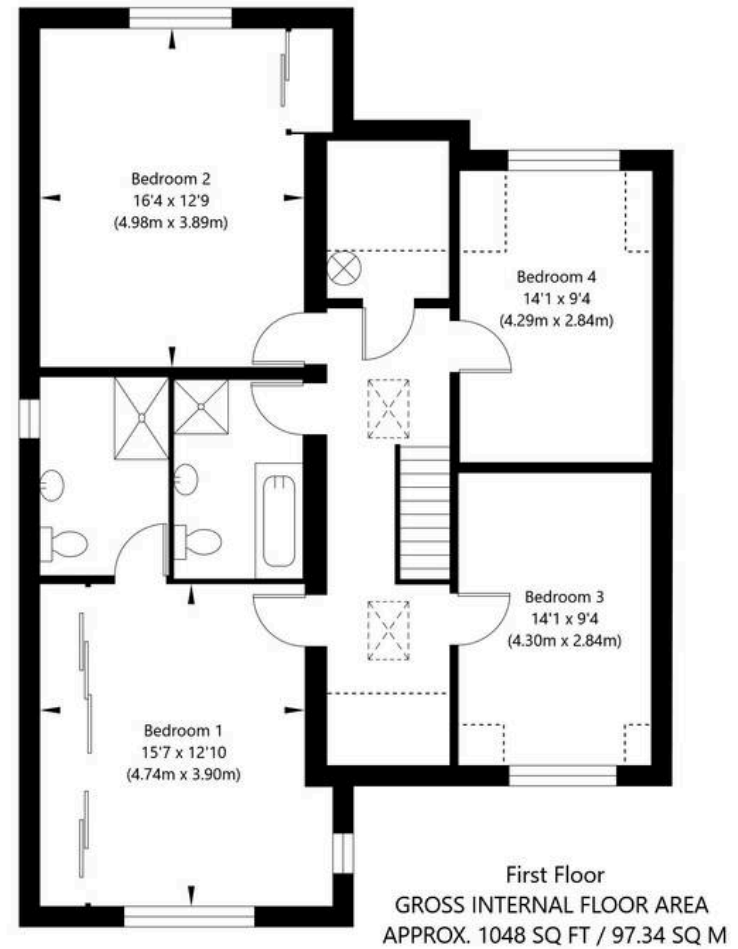
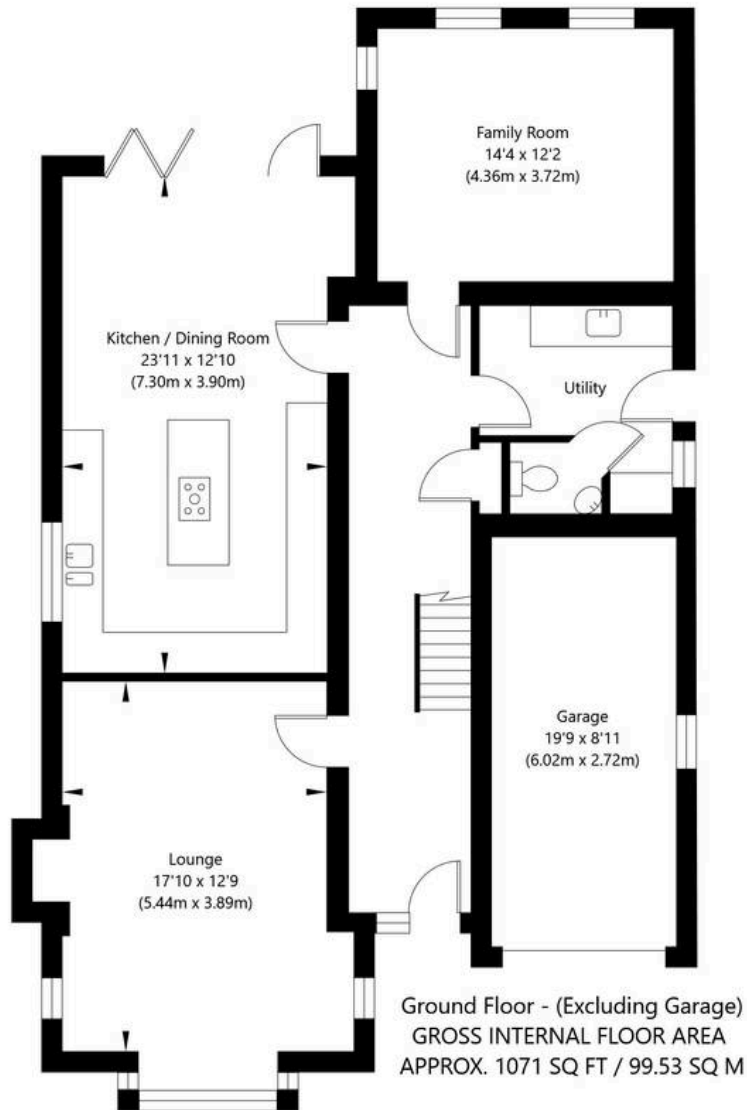








The Green, North Duffield, York, YO8 5RF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2119 SQ FT / 196.87 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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