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4a Manor Close, Upper Poppleton

York

Offers Over £695,000



Introducing a spacious five bedroom detached property in the highly desirable village of Upper Poppleton. The layout of this wonderful home is ideal for modern family life, and is offered to the market with the convenience of no forward chain.

Upon entering the property via an enclosed porch, you are greeted by a large, bright, welcoming entrance hallway with oak staircase to the first floor. Decorated in a neutral palate, this sets the tone for the rest of the house. From here is access to a front reception room featuring a cast iron wood burning stove in the corner of the room, making an ideal space to relax.

The rear of the ground floor is home to the meticulously designed and recently fitted open plan kitchen/living/dining room. This versatile space is high specification throughout, and includes a multitude of fitted wall and base units, granite worktops and an inset sink overlooking the rear garden. Integrated appliances such as a built in Bosch oven with separate induction hob and central extraction, a Bosch dishwasher plus space for an American style fridge freezer. The kitchen peninsula also has storage cupboards plus space for two breakfast stools, ideal for casual dining. This room also features under floor heating, plus a tv aerial point suitable for a wall mounted tv, with inset log burning fire and log storage below. Bi-fold doors open up onto a rear patio, so in the warmer months these doors can be opened up to create natural flow to the outside space.

Further off the hallway is a three piece shower room/WC with walk in shower, which completes the ground floor accommodation.

Upstairs to the first floor are three double bedrooms, two of which boast ensembles. The large Master bedroom suite is at the rear of the house and features a separate dressing area plus three piece ensuite shower room. Bedroom two includes a Juliet balcony plus in built wardrobes alongside a further three piece ensuite shower room. A third double bedroom with inbuilt wardrobe completes the first floor accommodation.

The second floor is host to a double bedroom with inbuilt wardrobes and Velux windows, providing an abundance of natural light. A further room, currently used as a dressing room, could also be used as a fifth bedroom or home office. Both bedrooms are served by a three piece shower room.

Externally the property is accessed via a block paved driveway providing off street parking. From here is direct access to the integral garage via the remote controlled garage door. There is also gated access to the rear of the property.

The low maintenance rear garden has a fenced boundary and is a flagged patio offering ample space for outdoor furniture. In addition there is a small section of artificial lawn with planted shrubs.

In summary, a fantastic opportunity to secure a modern family home in one of Yorks most sought after villages.

LOCATION

Situated Poppleton, a thriving village with many local amenities including public houses, shops, services and sports facilities. The area has excellent transport links to York and Harrogate via the A59 together with a railway station making a commute to York within very easy reach. The village has highly regarded Primary School (Poppleton Ousebank) and feeds into Manor Secondary School.

*Some rooms have had AI furnishing.

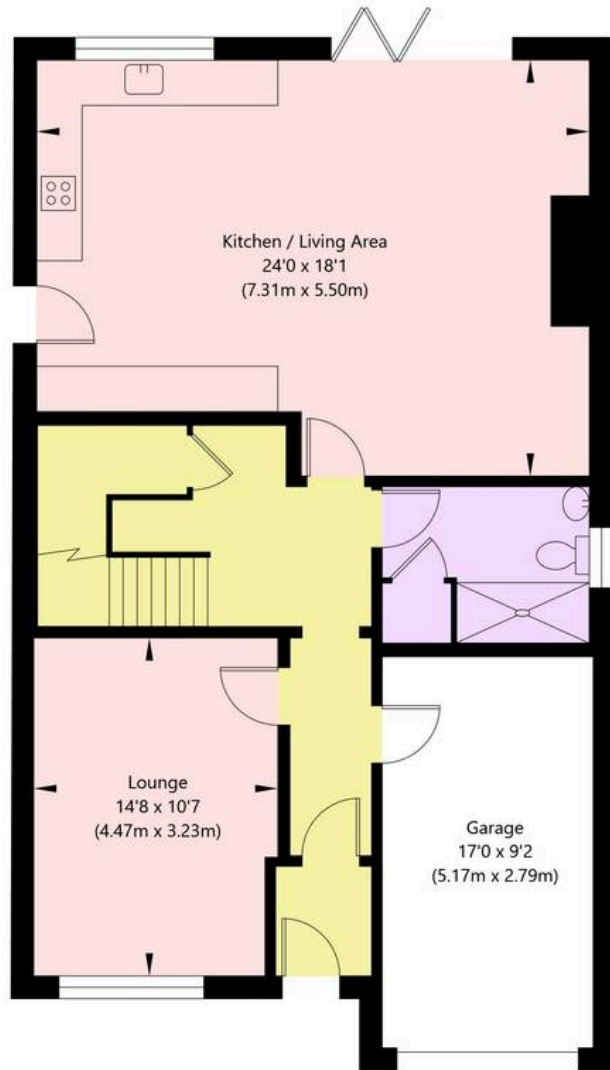




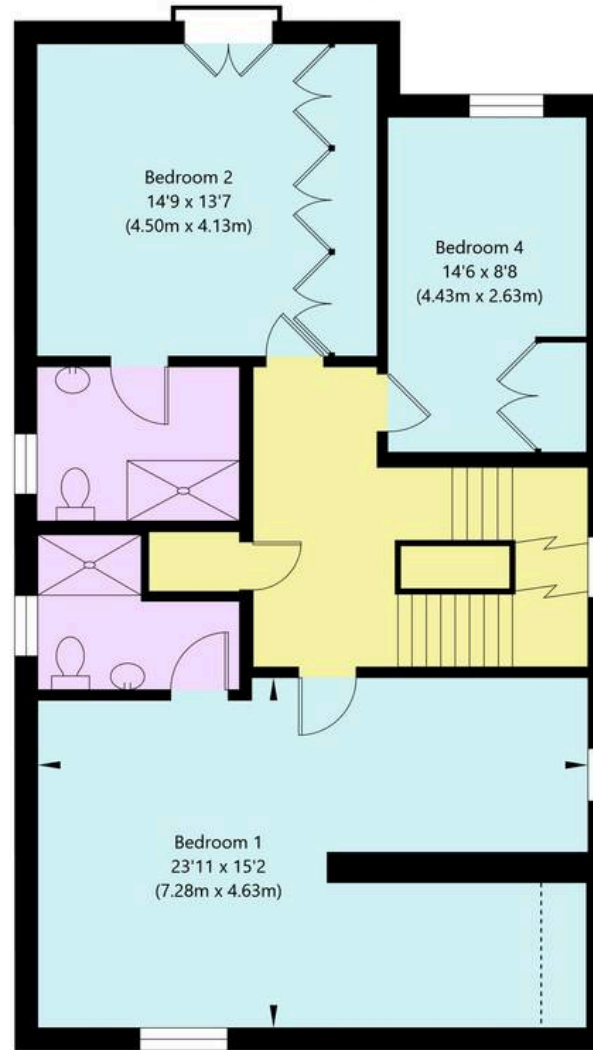




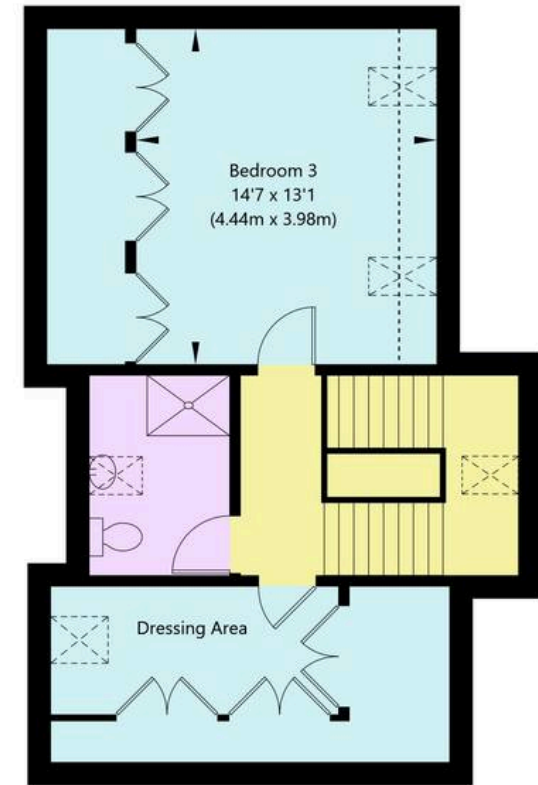
Manor Close, York, YO26 6PU



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 818 SQ FT / 76 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 990 SQ FT / 91.93 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 555 SQ FT / 51.58 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2363 SQ FT / 219.51 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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