



12 Adamson Court, Drax

£425,000

- Detached Residence
- 4 Double Bedrooms
- En-Suite Facilities
- Sitting Room
- Snug Area
- Superbly Equipped Open Plan Kitchen Diner
- Beautiful House Bathroom
- Overlooking Countryside to the Rear
- Detached Garage with Office Space
- Viewing Essential

This quite stunning home built in 2019, offers a superb combination of character and space and is situated in a quiet rural setting. The house was designed and built by Willow Developments, known for their splendid, architecturally distinguished homes in Yorkshire.

This wonderful house has been carefully and lovingly enhanced and extended by the current owners, presenting one very special family home.

The extensive accommodation on offer is particularly adaptable and creates a real sense of space, being designed to make the most of the views of the private rear garden and rural views beyond.

The ground floor flows well and gives a perfect balance, combining family and more formal areas, with the beautifully proportioned sitting room and equally impressive snug area. Furthermore, there is a downstairs w.c. and useful understairs storage cupboard.

The hub of the home is without doubt the well equipped open plan kitchen diner, having a central island and surrounding wall and base units with quartz worktops over. The kitchen comprises an induction hob, built in combination microwave, multi-functional oven, steam oven, warming drawers, built in ceiling Bluetooth speakers and a wine cooler. Bi-fold doors span the rear elevation which connects to outdoor living, perfect for summer dining and entertaining.

Located off the kitchen is a useful utility room with a range of wall and base units incorporating an inset sink with mixer taps over. Rear door providing access to the garden and beyond.

The first floor is equally impressive, having a spacious central landing serving four well-proportioned double bedrooms and house bathroom. The master bedroom has a dual aspect view overlooking open countryside to the side and rear elevations. In addition, there is a good size en-suite having a large shower, vanity hand wash basin, low flush w.c. and chrome heated towel rail.

All four bedrooms benefit from a double glazed casement window and central heating radiator.

A beautiful and modern house bathroom completes the internal accommodation and comprises an inset bath with shower attachment over. In addition, there is elegant grey tiling, a vanity hand wash basin, low flush w.c. and a chrome heated towel rail.

Externally the property occupies a superb corner position on the edge of this bespoke small development. An extensive block paved driveway leads to the property with sufficient parking for numerous motor vehicles and in turns provides a manoeuvring area. A detached garage will be found to the rear, being accessed via an electric door, with power and lighting available and additional storage space.

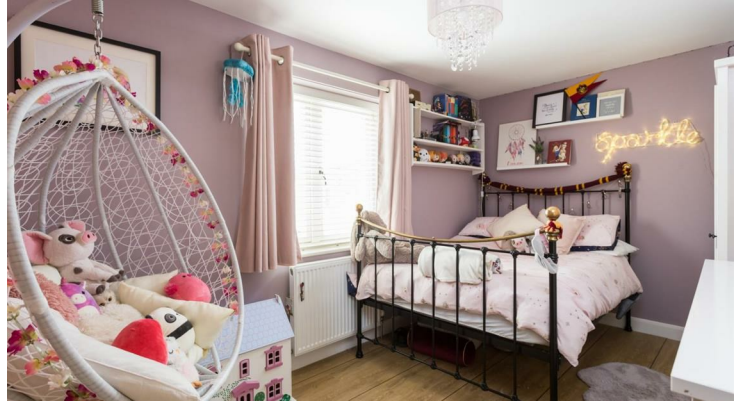
The present owners have recently converted the rear part of the garage to create a superb, adaptable room currently being used as a home office. Depending on the requirements of the individual, it could be used as further accommodation, a garden room or gymnasium. There are stunning bi-fold doors adjoining the rear elevation and power and lighting.

The gardens adjoin the open countryside and are predominantly situated to the rear of the property, being carefully landscaped with many mature plants in herbaceous borders and with fenced boundaries, which all ensure a wonderful sense of privacy. The garden further offers two patio areas, perfect for outdoor entertainment and positioned to take advantage of the sun at any time of the day.

The property represents one of those increasingly rare opportunities to acquire such a bespoke and spacious family home with wonderful outdoor space. It is therefore, as the acting agents, we strongly recommend an early inspection. All viewings are strictly via appointment only.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





Adamson Court, Drax, YO8 8GU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1862 SQ FT / 172.98 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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