



£499,950 Guide Price

Evesham Place, Kirby Hill, York

Detached House | 4 Bedrooms | 3 Bathrooms

01423 276100

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Step Inside

Property Description

****Virtual Tour****

A beautifully presented four-double-bedroomed detached residence situated at the head of a cul-de-sac within an exclusive development on the outskirts of the market town of Boroughbridge.

Main Particulars

****Virtual Tour****

Approached via a private driveway with generous parking provision and a detached garage, the property immediately conveys a sense of exclusivity.

Upon entry, the spacious reception hall sets the tone with its rich herringbone flooring, seamlessly flowing into the principal reception rooms.

A discreet cloakroom and storage cupboard add practicality, while a dedicated study provides the perfect environment for remote working. The lounge itself offers both scale and comfort, ideal for hosting or relaxing in style featuring french doors leading out to the rear garden.

The expansive open-plan kitchen and dining suite forms the centrepiece of the residence. Finished with bespoke cabinetry in a grey oak palette, complemented by premium worktops, the kitchen is further enhanced by a striking central island with integrated hob and seating for four. A separate utility room ensures day-to-day functionality.

The adjoining dining area, bathed in natural light, opens via French doors to the rear garden, again, creating an effortless indoor-outdoor entertaining flow.

To the first floor, the principal bedroom is a statement in itself, featuring generous proportions and a luxurious en-suite bathroom.

Three further double bedrooms, each tastefully presented, are served by a beautifully appointed family bathroom with contemporary tiling and shower over bath.

The rear garden is both private and secure, ideal for children to play or for anyone wishing to relax. A substantial patio with pergola creates an elegant outdoor living space and an enviable suntrap for summer dining and entertaining.

Council Tax Band: E

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

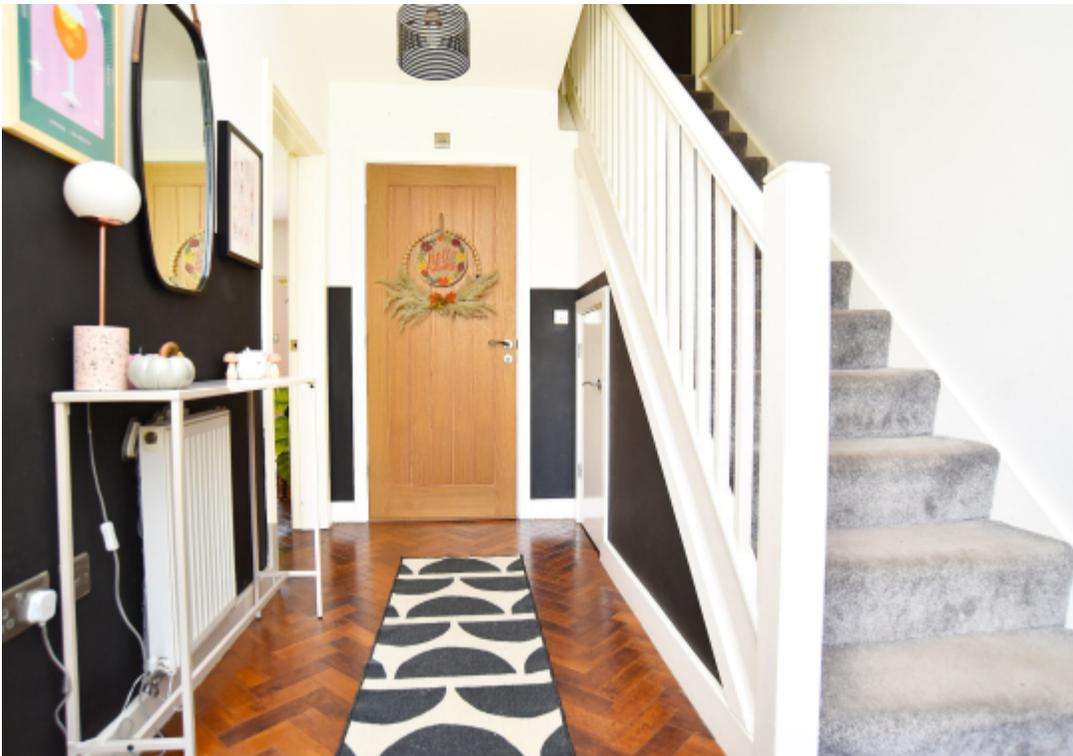
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Accessibility measures: Level access, Step free access

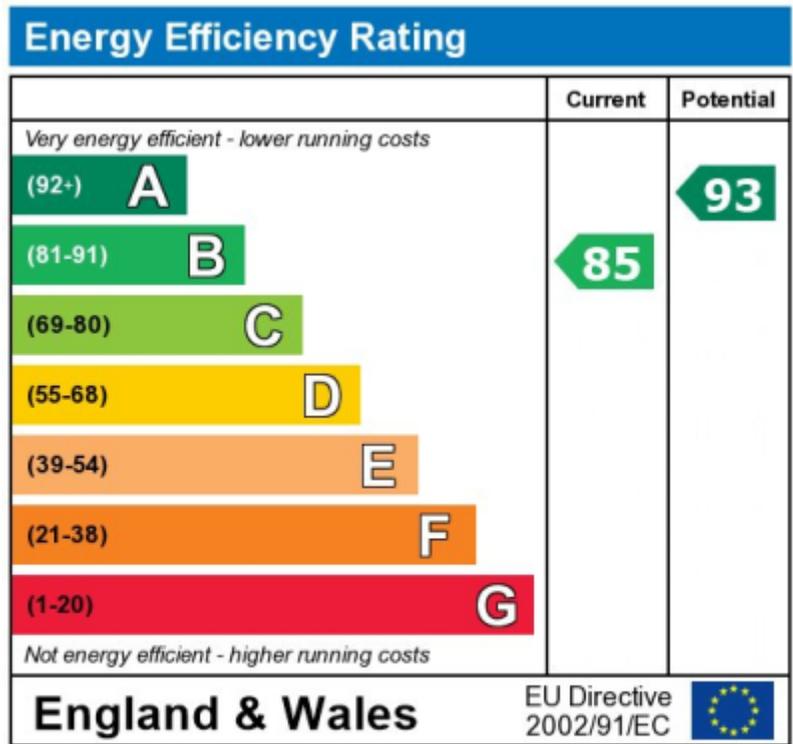




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representative only and may not look like the real items. Made with Made Snuppy 305.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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