



£323,000

4 Bedroom Detached House for sale

64 SHERWOOD DRIVE, THORPE WILLOUGHBY, SELBY





Overview

Excellent four-bedroom, detached family home in the well-regarded village of Thorpe Willoughby, sold with NO ONWARD CHAIN. With two reception rooms, principal bedroom with ensuite shower room, fitted wardrobes and integrated garage.



Key Features

- NO ONWARD CHAIN
- Separate Utility Room
- Dining Room/Second Reception Room
- Integrated Garage & Off-Street Parking
- Principal Bedroom With Ensuite & Fitted Wardrobes
- High Standards Of Decor Throughout
- Proximity To Well-Regarded Local Schools
- Excellent Commuter Links
- EPC Rating: B
- 10 Year NHBC Warranty From 2019





Prospective buyers will be delighted to view this fantastic family home on the Sherwood Drive development in Thorpe Willoughby. With four bedrooms and significant living space on the ground floor, this is a home that truly feels comfortable and welcoming for families looking for a modern, spacious property.

The property is sold with NO ONWARD CHAIN.

Heading into the house, visitors will enter the spacious entrance hall and first make their way into the lounge to the rear of the house. A sizeable, versatile space, it acts as the perfect heart of the home for relaxing with family or friends. The wide double French doors open out onto the lovely garden and bathe the room in significant amounts of natural light on a sunny day.



The second reception room at the front of the house offers a wealth of potential uses. A dining room, a playroom or even an office. You may even look to turn the large bay window into a cosy reading nook.

The kitchen sits to the rear of the property and comes with integrated appliances and a wealth of both storage and preparation space, making this kitchen as practical as it is stylish. Ideal for both day-to-day family meal preparation and for those who like to flex their culinary muscles on a special occasion.

The kitchen is adjoined by a separate utility room that has a direct exterior door

and additional storage space.

Heading upstairs, you will find a wide, airy landing surrounded by four generously sized bedrooms. Three bedrooms are doubles and the other is a spacious single. The principal bedroom boasts large fitted wardrobes and a roomy ensuite shower room.

The house bathroom is fitted in a modern style with impeccable finishes.

The garden in this property offers a tranquil, secure retreat and a low-maintenance space so people can spend their time relaxing in the garden rather than working on it. With a west-facing orientation, this is a real sun trap when the weather gives opportunity to spend quality time outdoors.

The property also benefits from a large integrated garage with feature doors.

From a practical perspective, the house benefits from gas central heating (With thermostats on each floor), uPVC double glazing throughout, an NHBC builder's warranty running until 2029 and a boiler that has been serviced annually since it was installed in 2019.

This is a property that is bound to attract interest, so early viewing is strongly encouraged.

The house sits on the well-regarded Sherwood Drive development on the edge of the highly sought-after village of Thorpe Willoughby. A relaxing, family-focused development has several play parks and open spaces, perfect for kids playing out or family play. In addition, Brayton Barff is just a couple of minutes' walk away and is a perfect nature walk for exercise, relaxation, or to walk the family dog.

Thorpe Willoughby is well located with plenty of amenities to aid family life. The village boasts a great pub, a pharmacy, a wonderful fish & chip shop and several small supermarkets. Selby itself is just 5 minutes away by car, with plenty of larger supermarkets, restaurants and more right on your doorstep.

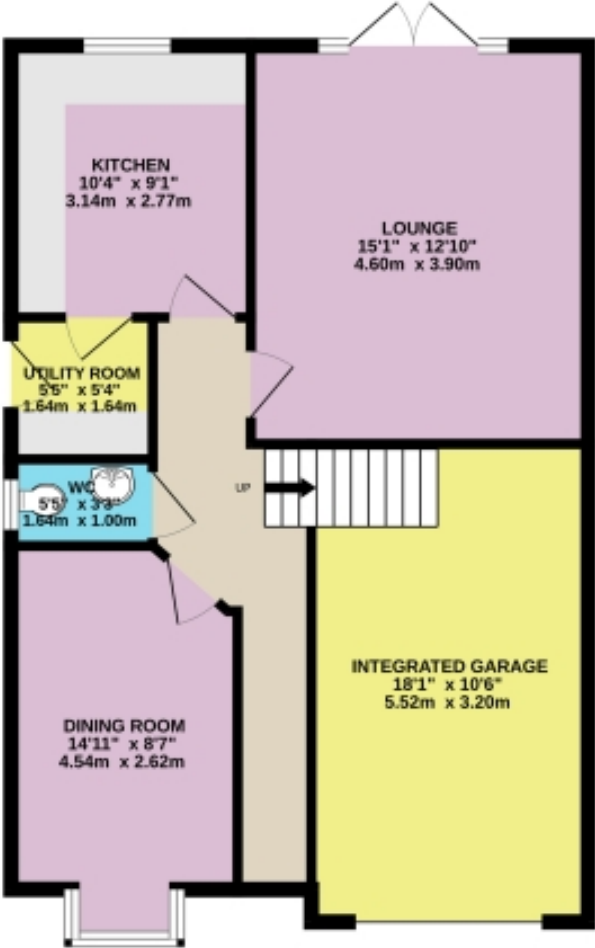
It is also home to a well-regarded primary school and very convenient for both Selby High School and the OFSTED Outstanding-rated Brayton Academy.

Commuters will find the village incredibly useful. Access to the M62, A1 and A19 is incredibly easy for those travelling by car. For rail commuters, Selby station is nearby and offers direct train links to Leeds, York, Manchester, Hull and even London.

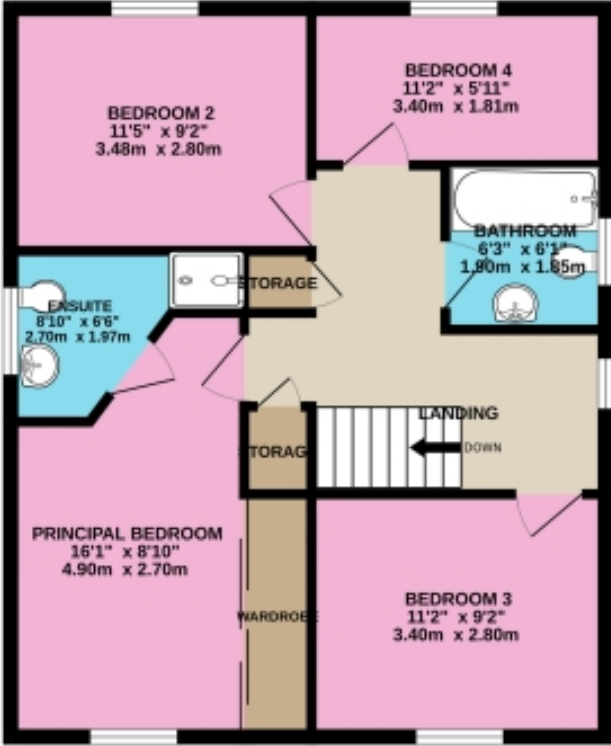
The village is also served by several local bus routes.

Floorplans

GROUND FLOOR
721 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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