



WISHART
ESTATE AGENTS

3 Nalton Close
Copmanthorpe
York
YO23 3YY

£450,000

- Extended detached property
- Open plan living dining area
- Three double bedrooms
- Kitchen & utility
- Downstairs cloakroom
- Principal en-suite
- Drive & garage
- Tadcaster Grammar School catchment



Wishart Estate Agents are delighted to bring to market this three bedroom detached property in the sought-after village of Copmanthorpe. Tucked away in a popular cul-de-sac, this extended property has a fully enclosed rear garden, garage, utility room, modern open plan lounge diner and three double bedrooms.

Approached via the driveway leading to the garage. A brick set path sits alongside the shared front lawn, with access to the garden either side of the property via timber gates.

Entering the property through the recently fitted navy composite front door into a convenient porch, nicely separating the lounge via an internal door beyond. This cosy room is neutrally decorated and fitted with a quality cream carpet. A row of fitted storage units with oak surfaces stretch the length of the wall, ideal for storing away children's toys and day-to-day items. Tucked neatly in the corner, a spindle staircase which leads to the first-floor accommodation.

Opening directly into the area of this flexible open plan space, used by the current owners as a formal dining area. Fitted with oak effect laminate flooring, ideal for this area of the

home, and finished in neutral décor. There is plenty of room for a dining table and other side units where desired. Double doors lead to the glass lean-to, which is attached to the side elevation.

Continuing through the ground-floor accommodation is a further reception space, currently used as a home office which is neutrally decorated with fitted cream carpet underfoot. Patio doors to the rear overlook the garden and floods the room with natural light.

The kitchen is an excellent space, with a range of cream shaker style base and wall units with oak effect laminate work surfaces over. Under cupboard lighting creates a cosy ambience. A window overlooks the garden, with a stainless-steel sink and drainer with mixer tap below. Space is provided for a fridge freezer and large Range style gas oven with extractor above and an integrated dishwasher is a welcome addition.

An oak effect vinyl floor covering runs throughout the kitchen, into the utility room.

The utility room is perfect for busy family life and is the ideal area to kick off muddy boots, keeping it away from the main area of the home. Recently replaced, with quality white shaker style base and wall units with pale limed oak effect laminate work surfaces over. Space and plumbing are provided for under counter goods, including a washing machine, tumble dryer and fridge/freezer. This generous room also has further space for a second fridge freezer, where required.

Off the utility room sits a larger than average ground-floor cloakroom with low level W/C and wall mounted wash hand basin. A surprisingly spacious storage cupboard is

perfect for hiding away cleaning products and the vacuum. Further space is available for freestanding storage units and coat hooks. Finished with tiled effect vinyl floor covering and a privacy window for ventilation and light.

A uPVC door leads to the side elevation and gives access to the front and rear of the property.

From the lounge, a carpeted staircase leads to the first-floor landing and accommodation. A window allows light to illuminate the area and a large cupboard over the stairs is perfect for storing bedding and linen.







The principal bedroom is a generous double which can accommodate a large bed and other items of freestanding furniture. A built-in wardrobe provides excellent storage options. Decorated in pale taupe tones with cream carpet. The en-suite shower room has been recently fitted with a large double walk-in shower with glass screen, low level W/C and a wash hand basin set within a vanity unit. A privacy window allows for ventilation and light, and the room is finished in neutral décor and tile effect vinyl flooring.

Bedroom 2 is another double room to the front of the property. A fitted wardrobe provides clothes storage, with plenty of room

still for other items of free-standing furniture. Again, decorated in tasteful, neutral tones with a cream carpet.

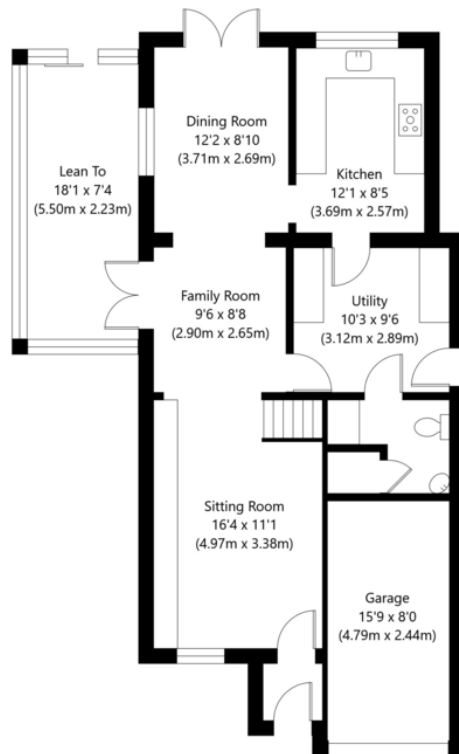
Bedroom 3 is a further double, currently set up as a twin guest room. Flexible to be used as a bedroom, guestroom or home office, such is its versatility.

The house bathroom is a bright room which comprises a white three-piece suite including a timber panelled bath with shower over, wall mounted wash hand basin and low-level WC. A privacy window allows for ventilation and light, and a contrasting vinyl floor and wall mounted bathroom cabinet complete the

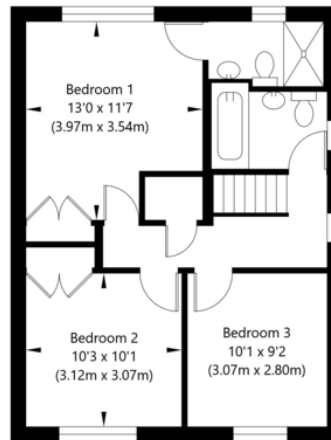
room.

Externally the property offers a secure rear garden which is mostly laid to lawn, with a paved seating area, ideal for outdoor dining in the warmer months. Raised beds offer opportunities for creating splashes of colour throughout the year.

To the front of the property a single garage provides further storage space, complete with electricity and light, and a newly fitted door, and the Valiant gas fired boiler is also housed here.



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 827 SQ FT / 76.85 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 525 SQ FT / 48.74 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1352 SQ FT / 125.59 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

Entering Copmanthorpe from the A64 onto Manor Heath. Drive along Manor Heath until it merges onto School Lane. Drive to the end of School Lane and take a right hand turn onto Main Street. Follow Main Street until it merges onto Moor Lane. Take your first left onto Dykes Lane, and then your first right onto Nalton Close. Number 3 is located at the top right of the cul-de-sac.

EPC to follow

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

