

Plot 1, Wetherby Road, Little Ribston, Wetherby

£700,000

**Preston
Baker**



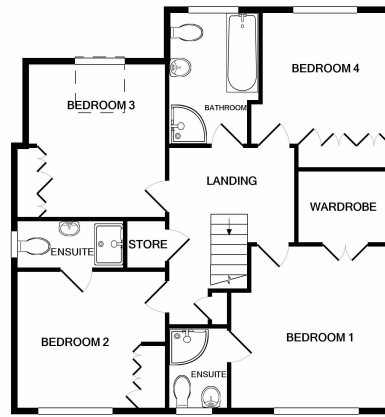
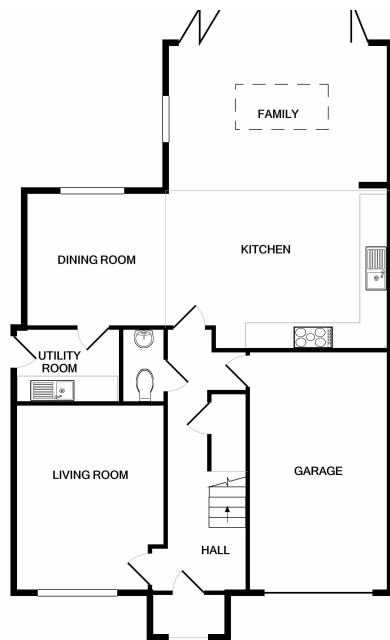
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Floorplan



1ST FLOOR

TOTAL APPROX. FLOOR AREA 20430 SQ.FT. (1897.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The 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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The property

This detached home is part of the bespoke development of two houses by Northvale Developments.

Plot 1 is cleverly designed with high specification design throughout. The accommodation begins from the covered porch, and once inside a central entrance hall with under-stairs storage and spacious cloakroom leads to a large living space to the front. Through the hall leads into the kitchen/ dining space which has ample room for entertainment.

The kitchen has been tastefully designed and includes a large island for family living. Past the kitchen, there is an additional living space with a stunning view of the rear garden and field beyond. This family space includes a beautiful ceiling lantern light-well, and tri-fold doors. From the dining space, the utility room is accessed with a side door. Upstairs, an impressive master bedroom has it's own dressing room/walk-in wardrobe with luxury en-suite.

The second double bedroom, has an additional en-suite, and the two further double bedrooms are served by a spacious four-piece family bathroom.

The property has ample storage with two stores from the central landing on the first floor, the ground floor storage cupboard under-stairs, as well as potential loft and garage storage.

The property has ample parking for 3 cars, with a larger than average integral garage suitable for a substantial vehicle, as well as driveway parking to the front.

To the rear, mature gardens will be landscaped with hedged boundaries to the west and northern boundary, and close boarded timber fencing to the west.

EPC to be provided on completion.

Schools, Healthcare and Transport Facilities

For detailed information regarding the local amenities visit:

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