



HUDSON  
MOODY

3 Garden Flats Lane, Dunnington, York YO19 5NB





**SOLD OFF MARKET.** A stunning and immaculately presented EXTENDED home, well situated a short stroll from local shops. This BEAUTIFULLY remodeled home offers superb sociable 'OPEN PLAN' family living space, complemented by high-quality internal finishes, private gardens and garaging.

Internally a welcome sized entrance hallway leads to the focal point of the home - a stunning open plan kitchen family dining area area complemented by under floor heating and fabulous vaulted atrium. The room exudes natural light and enjoys garden views via bi-fold doors. The impressive 'U' shaped kitchen includes a large breakfast bar and a full complement of integrated white gloss units and appliances: integrated Neff oven with plate warming drawer, Neff microwave oven, induction hob, tall standing fridge & freezer, dishwasher & sink with instant hot water tap. Located off the kitchen is a useful utility room also enjoying under floor heating plus side access. There is also an impressive contemporary shower room and 2/3 versatile ground floor bedrooms; one of which could be used as a living room.

Stairs from the hall lead to the first floor where there is a lovely large main bedroom shower suite with under floor heating and walk through dressing room. Eaves Storage.

Externally a long tarmacadam drive leads up to an attached garage with electric door providing ample off street parking; lying adjacent to a front lawn flanked by decorative borders. To the rear is beautifully landscaped garden home to an extensive Indian stone patio that spans the full property width; ideal for alfresco style dining. A matching centrally positioned path with lawned area to either side leads to an additional rear patio with summerhouse; flanked by raised timber encased beds. A side pathway with timber gate links front and rear.

In summary, a stunning home in a choice position within the village, offering spacious living accommodation throughout.





- Superb 3/4 Bedroom Extended Bungalow
- Stunning Kitchen Family Room + Atrium
- Utility
- Contemporary Ground Floor Shower Room
- Luxury Main Bedroom Suite + Dressing Room
- Private Gardens. Extensive Patio
- Garage Store + Off Road Parking
- EPC: C
- Call Hudson Moody to View
- Guide Price £650,000**

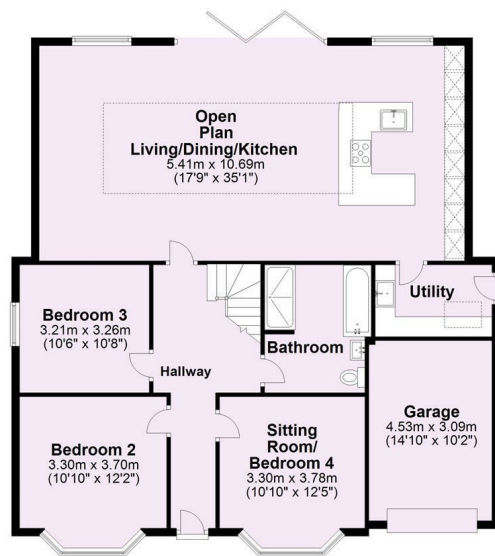
Tenure: Freehold





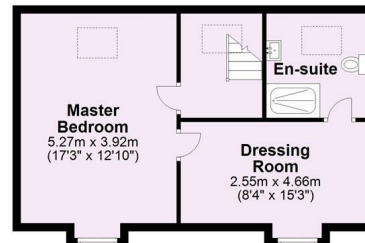
### Ground Floor

Approx. 137.9 sq. metres (1484.7 sq. feet)



### First Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



Total area: approx. 184.5 sq. metres (1986.5 sq. feet)

For illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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