

AP MORGAN



York Crescent, Wollaston, West
Offers in the region of £395,000

Features:

- Semi Detached
- Extended
- 5 Bedroom
- 2 Reception Rooms
- Ideal Family Home
- Large Driveway and Garage
- Downstairs Shower Room
- Great Location with Picturesque views

Description:

Welcome to this beautifully presented family home located in the highly desirable York Crescent, Wollaston. This spacious and versatile property offers a perfect blend of comfort, practicality, and charm, with panoramic views.

The property is set back from the road behind a large driveway that provides ample off-road parking. A well-maintained lawn is framed by mature hedges and vibrant planting, creating a welcoming and private frontage. The driveway leads to a generously sized garage, and the setting is enhanced by peaceful, picturesque views, offering a tranquil atmosphere from the moment you arrive.

The ground floor features a spacious and versatile living and dining area, enhanced by elegant wooden French doors that open into a bright and welcoming family room. This space flows seamlessly back into the kitchen, creating a connected and practical arrangement perfect for both everyday living and entertaining. The kitchen provides direct access to the rear garden, while a convenient downstairs shower room and internal access to the garage further enhance the functionality of the home.

Upstairs, the first floor comprises a generously appointed master bedroom, complete with built-in wardrobes that offer both style and storage. Additional bedrooms are well proportioned and thoughtfully arranged to suit a variety of needs. A contemporary family bathroom serves the floor, complemented by a central landing that provides easy access to all rooms.

Step out from the kitchen into a thoughtfully designed patio area, ideal for alfresco dining or morning coffee. This space is complemented by a large shed, offering ample storage for garden tools or outdoor equipment. From the patio, steps lead up to an elevated section featuring a combination of slabbed and gravelled surfaces, creating multiple seating areas perfect for entertaining or relaxing. The garden is framed by mature trees, providing a sense



of privacy and natural beauty, making it a peaceful retreat right at home.

York Crescent is a quiet and well-regarded residential street in the heart of Wollaston, offering a peaceful lifestyle with all the conveniences close at hand. The area is known for its green surroundings, well-maintained homes, and a strong sense of community. Families are particularly drawn to the location thanks to its excellent local amenities, including highly rated schools, parks, and shops, as well as reliable transport links that make commuting easy.

Details:

Porch

Hall

Lounge 4.00 x 3.50 Max

Dining Room 3.80 x 3.27

Family Room 3.34 x 4.82

Kitchen 2.49 x 5.14

Shower Room 1.91 x 1.56

Garage

Landing

Bedroom 1 3.97 x 2.84 Max

Bedroom 2 3.65 x 3.35

Bedroom 3 3.85 x 2.69

Bedroom 4 3.94 x 2.70 Max

Bedroom 5 2.17 x 2.96 Max

Bathroom 2.03 x 2.49 Max

EPC Rating: E

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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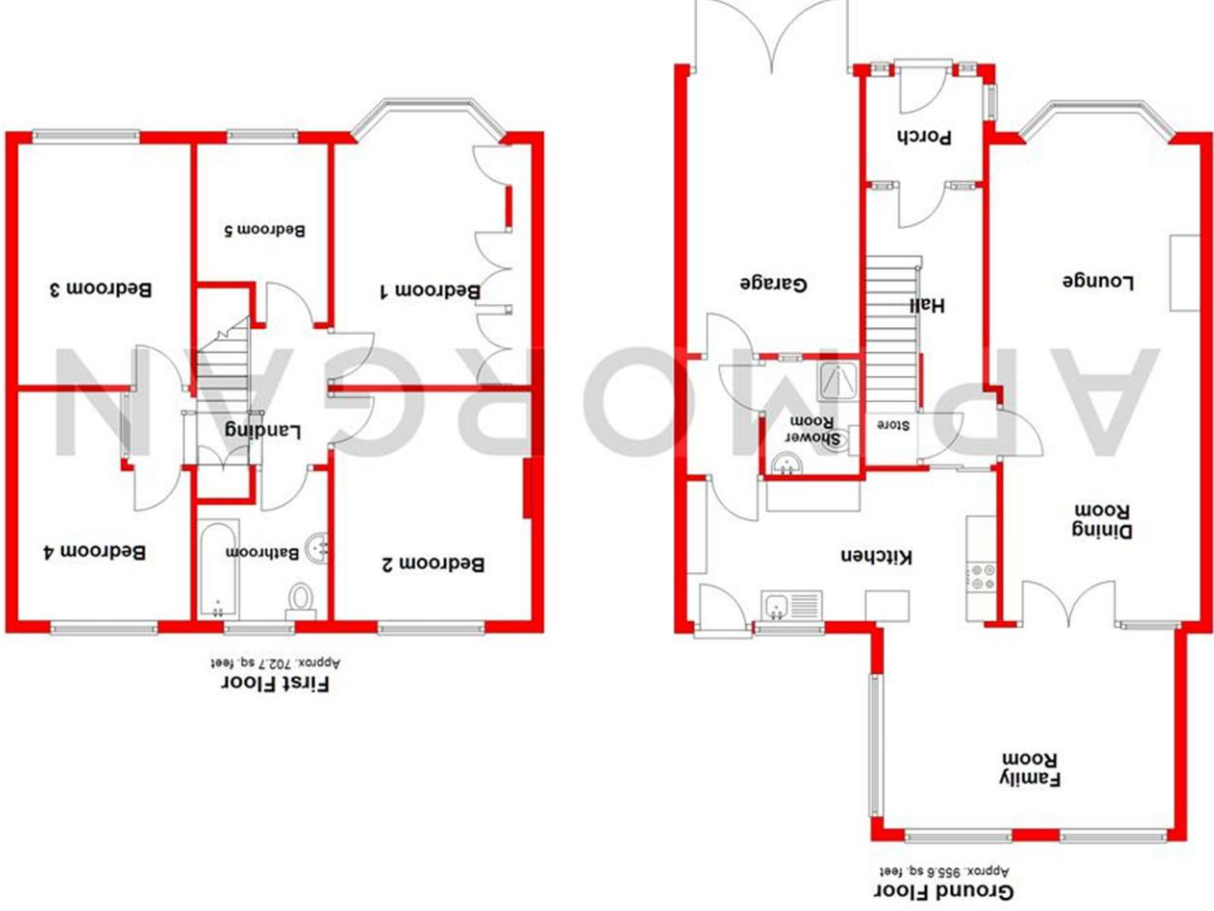
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