



**MILLFIELD LANE, NETHER POPPLETON**

£995,000

**Carter Jonas**

# MILLFIELD LANE, NETHER POPPLETON, YO26 6ND

This impressive 5-bed detached house in Nether Poppleton has been built, virtually from scratch, to the highest of standards by the current owners. At nearly 2,500 sqft, this property is sure to accommodate the most demanding of family needs.

Step inside the entrance hall and access is given to the home office and cloakroom, whilst a bright garden room with bi-folding doors offers seamless indoor-outdoor living. Flowing from the garden room, a spacious kitchen diner awaits your personal touch. Unfitted, it allows you to design the perfect culinary space, with an adjoining separate utility/boot room. CGI images in the brochure help envisage what the owners propose for this space. The bamboo flooring adds warmth and extends into the utility room for a cohesive feel.

On the other side of the hallway, a versatile living space awaits. An impressive main lounge with a vaulted ceiling can be enjoyed for relaxing evenings. Adjacent, a snug with a multi-fuel stove offers a warm atmosphere. The property's air-source heat pump provides underfloor heating throughout the downstairs.

Upstairs leads to five bedrooms, including a master suite with a vaulted ceiling, Juliette balcony, and generous en-suite shower room. The further four bedrooms (the third bedroom has a shower room too) and well-appointed house bathroom complete the picture with thermostatically controlled radiators upstairs.

Outside, a landscaped garden offers a space to unwind. A lawned front garden enclosed by hedges provides privacy, whilst to the rear, a driveway leads to a double oak-framed garage with an electric car charger.

The property is conveniently located near a range of local shops, schools, and services in Upper and Nether Poppleton. With easy access to rail and bus links, and close proximity to Clifton Moor Retail Park and York city centre, this is a truly desirable location.

**TENURE** Freehold

**LOCAL AUTHORITY** City of York Council

**EPC BAND** C

## A FULLY RENOVATED FIVE-BEDROOM DETACHED HOUSE, LOCATED IN THE SOUGHT-AFTER VILLAGE OF NETHER POPPLETON.



CGI Image



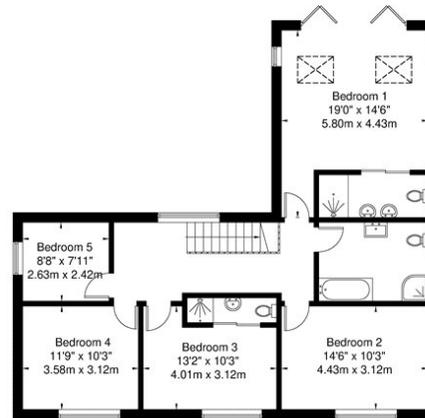
Classification L2 - Business Data



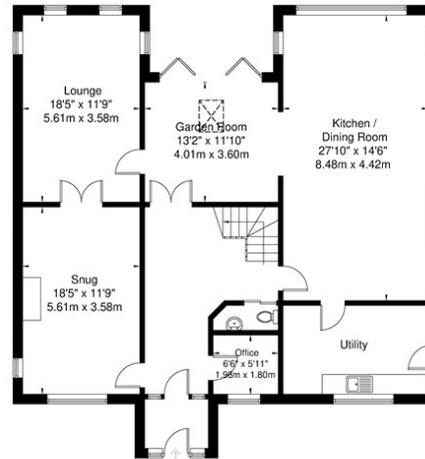
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## 54 Millfield Lane

Approximate Gross Internal Area = 227.8 sq m / 2452 sq ft



First Floor



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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