



4 Bed
House - Detached
located in Hambleton

16 Cornflower Close Hambleton Selby YO8 9UE



4



3



2



Asking price £380,000

Nestled in the charming area of Cornflower Close, Hambleton, Selby, this stunning detached home offers a perfect blend of modern living and comfort. Built in 2022, the property boasts a generous 1,383 square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms and an open plan kitchen/breakfast room, perfect for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to provide both privacy and open spaces, ensuring that every member of the household can find their own nook to relax in.

The house features four well-proportioned bedrooms, providing ample space for family and guests alike. Each bedroom is designed to be a tranquil retreat, with plenty of natural light and room for personal touches. Additionally, the property includes three modern bathrooms/shower rooms, ensuring convenience and comfort for all.

This home is not just about space; it is also about style and functionality. The contemporary design and high-quality finishes throughout reflect a commitment to modern living, making it a delightful place to call home.

With its prime location in Hambleton, residents can enjoy the benefits of a peaceful neighbourhood while still being within easy reach of local amenities and transport links. This property is a rare find and is sure to appeal to those seeking a stylish and spacious family home in a desirable area. Don't miss the opportunity to make this exceptional house your new home.

Entrance Hall

This inviting entrance hall welcomes you with its warm wood-effect flooring and fresh white walls. It provides a clear view through to the kitchen/breakfast room at the rear, with the staircase rising ahead and doors leading off to the cloakroom and living room. The layout offers a practical and spacious welcome to the home.

Living Room

17'0" x 10'11"

The living room offers a generous and comfortable space, carpeted and decorated in soft neutral tones with a feature muted green accent wall. It enjoys plenty of natural light from the front-facing window and connects through double doors to the dining room, creating a seamless flow for relaxing and entertaining.

Dining Room

9'9" x 9'9"

Adjacent to the living room, the dining room provides a cosy yet spacious setting for meals. It features a set of French doors that open out onto the rear garden, flooding the room with natural light and offering a lovely view of the outdoors. The room is painted in a calming green shade with feature drop lights, making it perfect for family dinners or entertaining guests.

Kitchen/Breakfast Room

16'9" x 9'9"

The kitchen/breakfast room is bright and airy, fitted with modern cream-coloured units and wood-effect worktops arranged in a practical U-shape. It features integrated appliances including an oven, hob with extractor fan, and a sink positioned under the window looking out to the side. A door leads out to the rear garden, and there is a breakfast bar area with space for casual dining. The flooring is a neutral wood effect, complementing the fresh decor and practical layout.

Cloakroom

A convenient cloakroom located off the entrance hall, featuring a white WC and hand basin with simple fittings, complemented by pale walls and a radiator beneath.

Landing

The first-floor landing provides access to all bedrooms and the family bathroom, with two storage cupboards adding practical storage space. The area is neutrally decorated with pale walls and carpeted flooring, offering a calm and functional hub for the upper floor.

Bedroom One

15'0" max x 11'1" max

The master bedroom is a spacious and tranquil retreat, carpeted with soft neutral tones and featuring two lots of built-in wardrobes for ample storage.

Ensuite Shower Room

Fitted with modern fixtures including a walk-in shower, white basin, and WC, and finished with tiled walls and a chrome heated towel rail. The room enjoys plenty of natural light from a front-facing window.

Bedroom Two

12'0" x 9'5" plus recess

Bedroom two is a comfortable double room with carpeted flooring, a wardrobe recess and two front-facing windows allowing plenty of daylight.

Ensuite Shower Room

Furnished with a modern white suite including a tiled walk-in shower, white basin, and WC, finished with light-coloured tiling and a chrome heated towel rail.



Bedroom Three

10'4" x 8'11"

Bedroom three is a comfortable double room carpeted in neutral tones with a large window to the rear, offering views over the garden and allowing natural light to fill the space.

Bedroom Four

10'4" x 8'5"

Bedroom four is a cheerful and bright double bedroom with carpeted flooring and a window overlooking the rear garden. The room is decorated in light, neutral tones making it a pleasant space for a child's bedroom or guest room.



Bathroom

7'5" x 6'2"

The family bathroom is fully tiled in a light, neutral palette and fitted with a white suite including a bath with shower screen, WC, and basin. A window to the rear allows natural light while maintaining privacy.



Rear Garden

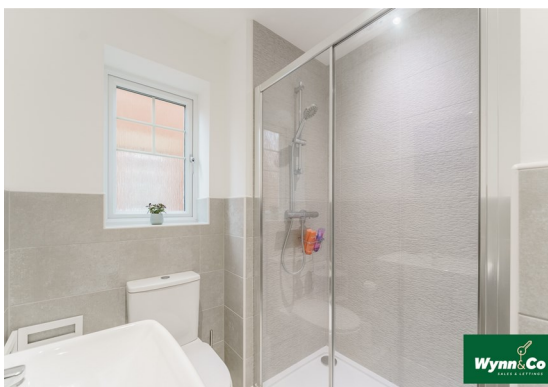
The large rear garden is fully enclosed by wooden fencing, offering a safe and private space mainly laid to lawn with a paved patio area adjacent to the house. It provides a lovely outdoor area ideal for children or for relaxing and entertaining in the warmer months.

Front Garden

The front garden is almost entirely block paved for a wide driveway with gated access down the side of the house. The garage has up and over garage door and houses the central heating combi boiler.

MISC

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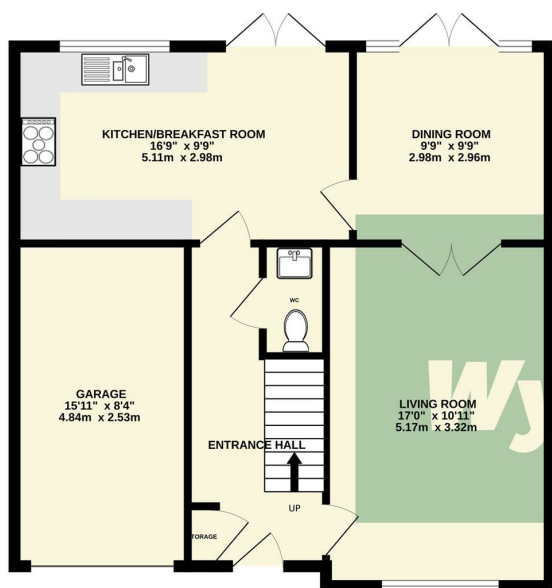




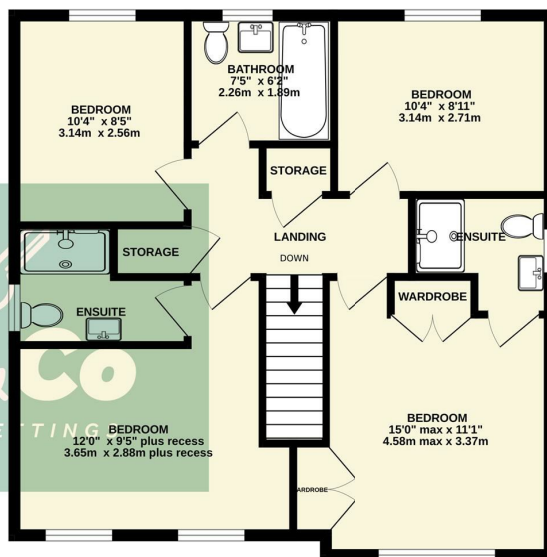
16 Cornflower Close, Hambleton, Selby, YO8 9UE



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



FOUR BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1383 sq.ft. (128.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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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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		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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