



**Moor Lane**

**5 Bedroom**

**Offers in region of £275,000**

Sherburn in Elmet, Sherburn In Elmet

**TUDOR** | Sales  
& Lettings

## Brecks Lodge Moor Lane

### Description

- DETACHED
- SPACIOUS HOME
- INTEGRAL APPLIANCES
- 5 BEDROOMS
- STUNNING KITCHEN
- UNDERFLOOR HEATING



Brecks Lodge is a stunning five bedroom detached family home located on Moor Lane in the residential village of Sherburn. This executive home is set over three levels and offers spacious living accommodation throughout. Built to a high standard featuring double glazed windows, underfloor ground floor heating, a gas central heating system this fine home comprises in brief: entrance hall, cloakroom/WC, kitchen/diner and lounge with air con, and bi fold doors to the rear garden. First floor: landing with glass balustrade. Four bedrooms and a family bathroom. Second floor: Master bedroom with bathroom. To the exterior there are gardens to the front and rear elevations. To the front there is a private block paved driveway providing ample off street parking with gated access leading to the rear garden. The garden to the rear elevation is fully enclosed and is predominantly laid to lawn with a graveled patio seating area. Call Tudor Sales & Lettings for more information or to arrange a viewing.



### Accommodation Comprises:

Kitchen / Diner : 20.60' x 13.50' (6.28m x 4.11m)

Contemporary fitted kitchen with an extensive matching range of soft close base and wall units with complementary work surfaces and uplifts with a one and a half stainless steel sink bowl and drainer unit with a chrome mixer tap. Featuring integrated appliances to include a split level oven, warming drawer and hob with a contemporary style stainless steel extractor hood fitted above, an integrated fridge freezer, a wine fridge and an integrated dishwasher. The rest of the kitchen/diner includes down lights to the ceiling, a tiled floor with underfloor heating and a double glazed window to the front elevation.

Lounge : 20.60' x 20.20' (6.28m x 6.16m)

Featuring underfloor heating. double glazed windows to the side elevations and double glazed bi-folding doors leading to the rear elevation.

Wc

Comprising of a two piece suite in white inclusive of a dual flush WC and a wash hand basin with a chrome mixer tap featuring a tiled splashback, an extractor fan, a tiled floor with underfloor heating.

First Floor Landing

The stairs are here leading to the first floor landing and the first floor accommodation featuring downlights to the ceiling, a central heating radiator and a double glazed window to the side elevation.

Bedroom 2 : 12.40' x 10.10' (3.78m x 3.08m)

Double bedroom featuring a central heating radiator and a double glazed window to the front elevation.



**Bedroom 3 : 11.50' x 8.60' (3.51m x 2.62m)**  
Double bedroom featuring a central heating radiator and a double glazed window to the rear elevation.

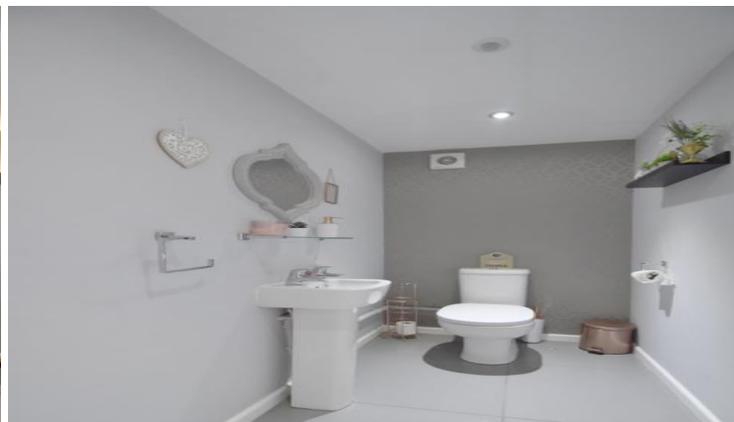
**Bedroom 4 : 8.80' x 8.60' (2.68m x 2.62m)**  
Double bedroom featuring a central heating radiator and a double glazed window to the rear elevation.

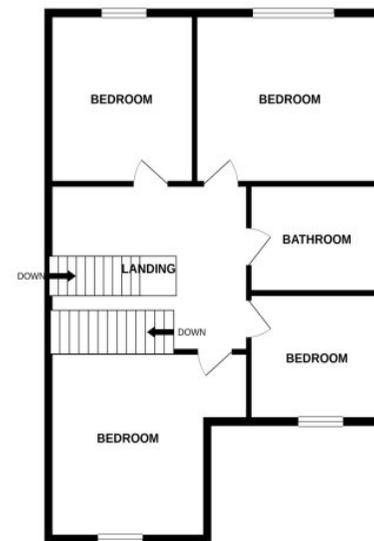
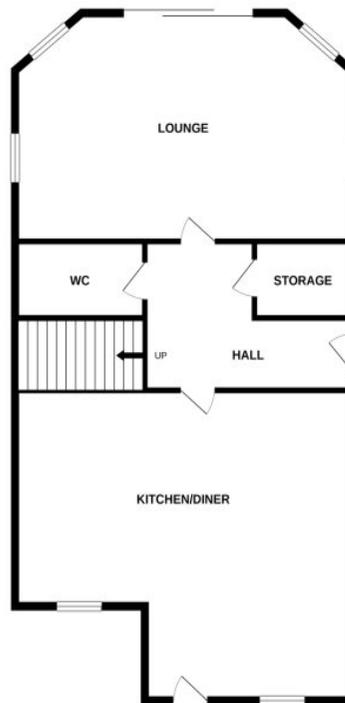
**Family Bathroom : 8.10' x 7.80' (2.47m x 2.38m)**  
Comprising a three piece suite in white inclusive of a dual flush WC, a vanity wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap. Featuring part tiled walls, down lights to the ceiling, a chrome ladder towel radiator, an extractor fan and a double glazed opaque window to the rear elevation.

**Master Bedroom : 14.80' x 11.60' (4.51m x 3.54m)**  
Master double bedroom featuring a central heating radiator and a Velux skylight window to the rear elevation.

**Bathroom 2 : 8.50' x 7.10' (2.59m x 2.16m)**  
Comprising a three piece suite in white inclusive of a dual flush WC, a pedestal hand basin with a chrome mixer tap and a panelled bath with a chrome tap. Featuring part tiled walls, down lights to the ceiling, a chrome ladder towel radiator, an extractor fan and a Velux skylight window to the rear elevation.

**External**  
To the exterior there are gardens to the front and rear elevations. To the front there is a private block paved driveway providing ample off street parking with gated access leading to the rear garden. The garden to the rear elevation is fully enclosed and is predominantly laid to lawn with a gravelled patio seating area.





Certificate Number : 8020-7237-6920-9081-3206

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87	87
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8020-7237-6920-9081-3206>

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