

Cedar View

Low Street

Carlton

DN14 9LP

Offers Over £550,000







LOGIC REAL ESTATE

4 Bed

Bungalow - Dormer

Detached

4

3

1

A

Lead In

A stunning four bedroom newly built detached dormer bungalow, finished to an exceptional standard throughout and offering spacious, versatile accommodation, three bathrooms, landscaped gardens, a detached garage and solar panels with an innovative Solar Boost hot water system. Situated in the highly sought-after village of Carlton, close to the impressive Carlton Towers, this beautiful home is ready to move straight into and is offered for sale with no onward chain.

We are delighted to bring to the market this exceptional four bedroom detached dormer bungalow, offering a rare opportunity to purchase a brand-new home built to a high specification throughout. Combining contemporary design with practical and versatile living accommodation, this impressive property has been thoughtfully designed to suit a wide range of buyers, from growing families to those seeking the convenience of ground-floor bedrooms and bathrooms.

The ground floor boasts a stunning open-plan kitchen, living and dining area, creating a fantastic space for modern family life and entertaining. The property also benefits from an additional separate kitchen, providing further practicality and flexibility. The kitchens feature integrated appliances, complemented by stylish finishes and quality fixtures and fittings throughout.

Also situated on the ground floor are two generously sized bedrooms and two bathrooms, making this an ideal layout for those looking for the convenience of ground-floor accommodation. Both ground-floor bedrooms also benefit from installed heat extractor fans.

To the first floor are two further spacious bedrooms and a beautifully finished family bathroom, completing the four-bedroom, three-bathroom accommodation.

Externally, the property continues to impress with beautifully landscaped gardens, offering an attractive outdoor space to enjoy. A private driveway provides off-street parking and leads to a detached garage, offering additional parking or storage facilities. The property also benefits from roof-mounted solar panels, complemented by an innovative Solar Boost system which intelligently diverts surplus solar-generated electricity to heat the property's hot water, rather than exporting it back to the grid. This energy-efficient feature helps maximise the benefits of the solar panels, reducing reliance on mains electricity for water heating and potentially lowering household energy costs.

Cedar View is situated on Low Street in the highly desirable village of Carlton, a sought-after location offering a wonderful balance of village living and excellent transport connections.

The property is conveniently positioned close to the impressive Carlton Towers and within reach of local amenities and well-regarded schools. The location also offers excellent accessibility to Selby, York and the surrounding motorway networks, making it an attractive choice for commuters and families alike.

A truly impressive new-build home offering high-specification accommodation, a flexible layout and an enviable village location. With the added benefits of solar panels, the Solar Boost hot water system, landscaped gardens, a detached garage and no onward chain, this property really does have everything you could wish for in your next home.

Early internal viewing is strongly recommended to fully appreciate the quality, space and exceptional standard of accommodation on offer.

Entrance Hall

20'10" x 3'4"

Access to storage cupboard, two bedrooms, bathroom, both kitchens and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.







Kitchen
8'4" x 11'9"
A modern range of high and low level kitchen units with brand new integrated appliances including fridge freezer, dishwasher, washing machine, double oven and induction hob. Access to store cupboard. Sink with drainer and chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Kitchen / Living Area
25'2" x 17'
A range of modern kitchen units with brand new integrated appliances including ceramic induction hob with built in down extractor fan and double oven. Sink with drainer and chrome mixer tap. A range of UPVC double glazed bi folding doors to the rear and side elevation. Wood effect flooring. Central heated radiator. UPVC double glazed double French doors leading to the side elevation. UPVC double glazed French door leading to the side elevation. UPVC double glazed windows to the side elevations. VELUX windows to the roof.

Bedroom One
10'7" x 16'7"
Access to dressing area, en suite and storage cupboard. Whole house heat extractor fan. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front and side elevation.

Dressing Area
5'11" x 6'8"
Access to en suite. Carpeted throughout. Central heated radiator.

En Suite
5'11" x 5'5"
A modern white suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Tiled effect flooring. Central heated towel rail. UPVC double glazed frosted window to the side aspect.

Bedroom Two
10'3" x 10'11"
Whole house heat extractor fan. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
6'4" x 10'10"
A modern suite comprising of panel bath with chrome mixer tap and shower attachment, shower screen and electric shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Tiled effect flooring. Central heated towel rail. UPVC double glazed frosted window to the rear aspect.

Landing
3'7" x 7'9"
Access to two bedrooms, bathroom and storage cupboard. Carpeted throughout. Central heated radiator.

Bedroom Three
15'12" x 9'3"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Four
10' x 13'12"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
11'10" x 9'12"
A modern suite comprising of panel bath with chrome mixer tap with shower attachment, shower screen and mains feed shower. Wash and basin with chrome mixer tap. WC with low level flush. Extractor fan. Tiled effect flooring. Central heated towel rail. VELUX window to the roof.







External
To the front of the property is an impressive, generously sized gravelled driveway providing ample off-street parking for multiple vehicles and access to a detached brick-built garage. A neatly maintained lawned garden sits alongside the driveway, whilst attractive paved pathways lead to the main entrance. The frontage is enclosed by newly installed timber fencing, creating a smart and welcoming approach to this stunning home.

To the rear is a beautifully presented, enclosed garden, predominantly laid to lawn with a spacious paved patio area, ideal for outdoor dining, entertaining and relaxation. Large bi folding doors from the main living accommodation provide a seamless connection between the indoor and outdoor spaces. The garden is bordered by contemporary timber fencing, offering a good degree of privacy, whilst paved pathways provide convenient access around the property and to the detached garage.

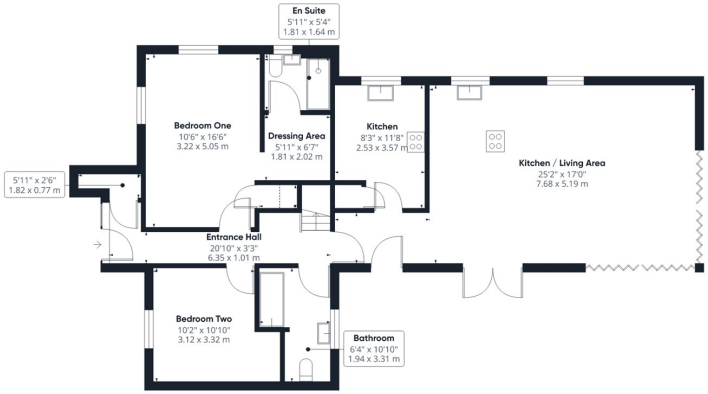
Garage
9' x 16'10"
Electric garage door. Side door giving access to the garden. Electric points.

Nearby Landmark – Carlton Towers
Situated close to the magnificent Carlton Towers, one of Yorkshire's most impressive historic country houses, the property enjoys a wonderful setting surrounded by beautiful countryside and local heritage. This iconic Grade I listed landmark is renowned for its stunning architecture, rich history and picturesque grounds, adding to the charm and character of the surrounding area. Carlton Towers also hosts a variety of weddings, events and special occasions throughout the year, further enhancing its reputation as a celebrated Yorkshire landmark. Its close proximity makes this an especially appealing location for those seeking peaceful village living, beautiful countryside surroundings and a strong sense of local history and heritage.

Disclaimer
Certain photographs have been digitally enhanced using Artificial Intelligence (AI) to demonstrate the property's potential. These images are intended for illustration only and do not represent the property's current appearance.



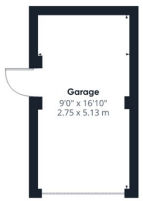




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1751 ft²

162.7 m²

Reduced headroom

129 ft²

11.9 m²

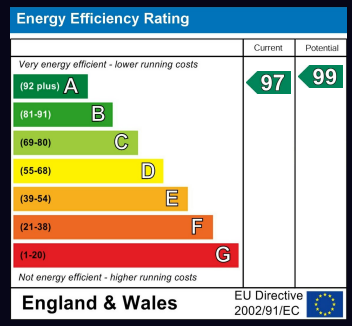
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

E: info@logicrealestate.co.uk
T: 01977 700595

LOGIC REAL ESTATE