



**10 VINE GARDENS, BUBWITH**  
£725,000

**Carter Jonas**



# 10 VINE GARDENS, BUBWITH, YO8 6LP

10 Vine Gardens is a detached family home in excess of 3000 sqft situated in a cul-de-sac just off the main street of Bubwith, conveniently nestled near essential amenities such as a local convenience store, post office, primary school, and sports and leisure centre.

The spacious accommodation offers a range of versatile reception rooms including a galleried sitting/media room adorned with a vaulted ceiling. This space is equipped with wiring for a surround sound system and features remotely controlled programmable lighting for an inviting atmosphere. A feature spiral staircase leads to a mezzanine office, providing a perfect workspace with a sense of openness. The extended modern kitchen is a chef's delight, showcasing high-end fittings that include elegant granite worktops and white winter coloured units, a waste disposal unit, a large Neff induction hob, two Neff ovens, and a Fisher & Paykel dual drawer dishwasher. The kitchen also boasts an integrated setup with two fridges, three freezers, a warming drawer, and a microwave, complemented by the comfort of underfloor heating throughout.

The inviting drawing room features a charming inglenook fireplace and seamlessly connects to the conservatory, which benefits from Amtico flooring and additional underfloor heating for year-round comfort.

On the first floor, the principal bedroom offers a luxurious en suite shower room. In addition to the principal suite, there are four further bedrooms and a modern family bathroom. Both bathrooms have been fitted with contemporary features, including demisting mirrors, motion sensor skirting lighting, and Acova radiators for enhanced convenience and style.

The property is approached via a meticulously maintained block-paved driveway, leading to a spacious parking area and an integral double garage. At the rear of the house, you'll find a generous patio area alongside a well-kept lawned garden, perfect for outdoor entertaining or simply enjoying the tranquillity of your surroundings.

Bubwith which has excellent amenities including a well-regarded primary school, butchers, and delicatessen, a general store, a doctors' surgery, a public house, and large leisure centre. Bubwith is conveniently located for access to the A19 for York and Selby, the A1079 for Pocklington and the M62/M18 for those travelling further afield. The nearby Minster town of Howden, 6 miles south, offers further amenities and a railway station (with free parking) with frequent services to London Kings Cross, Leeds and York.

**TENURE** Freehold

**EPC BAND** To be confirmed

## A DETACHED FAMILY HOME SITUATED IN A POPULAR VILLAGE OFFERING STYLISH AND SPACIOUS ACCOMMODATION.





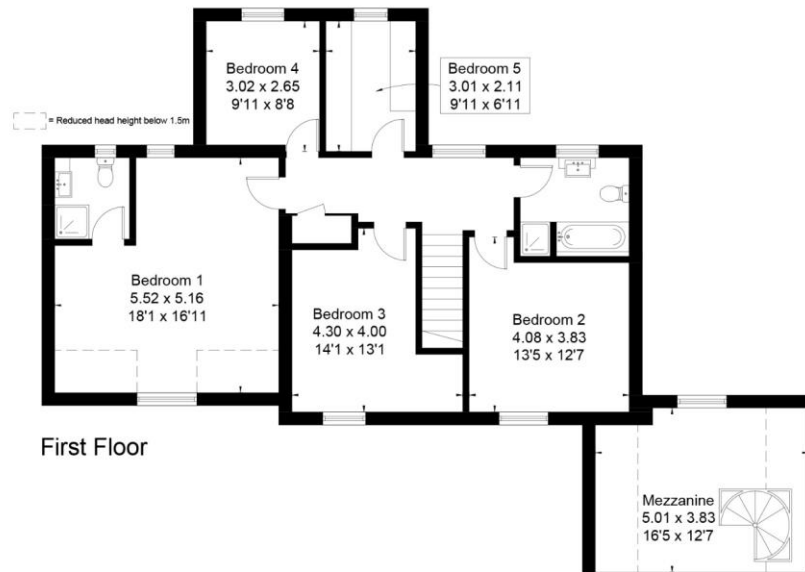
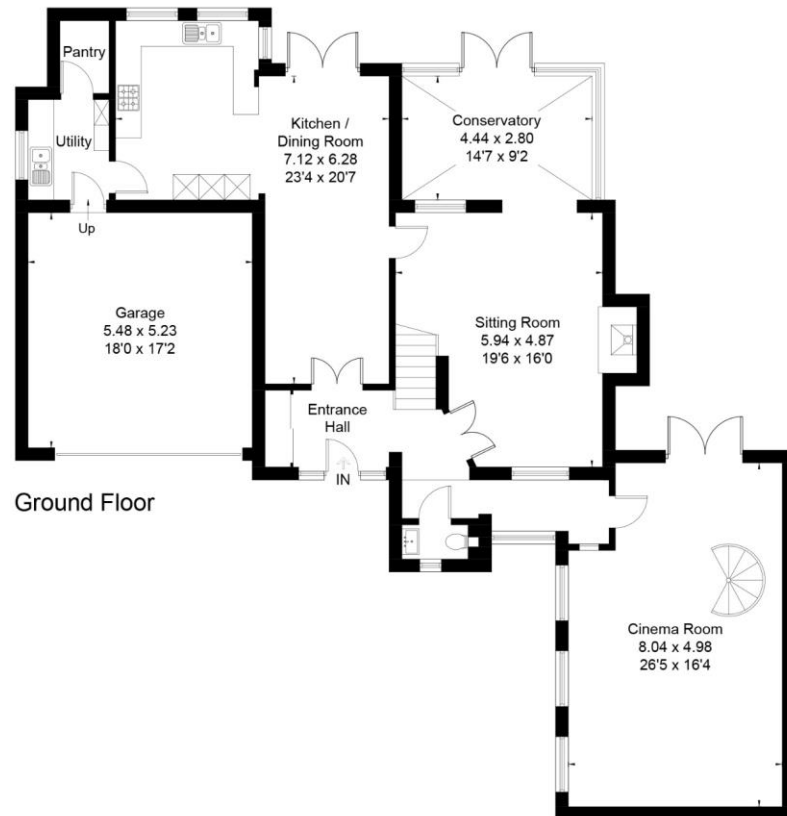








10 Vine Gardens, Bubwith Selby, YO8 6LP  
Approximate Area = 3084 sq ft / 286.5 sq m  
(Including Mezzanine)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #89893

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Classification L2 - Business Data