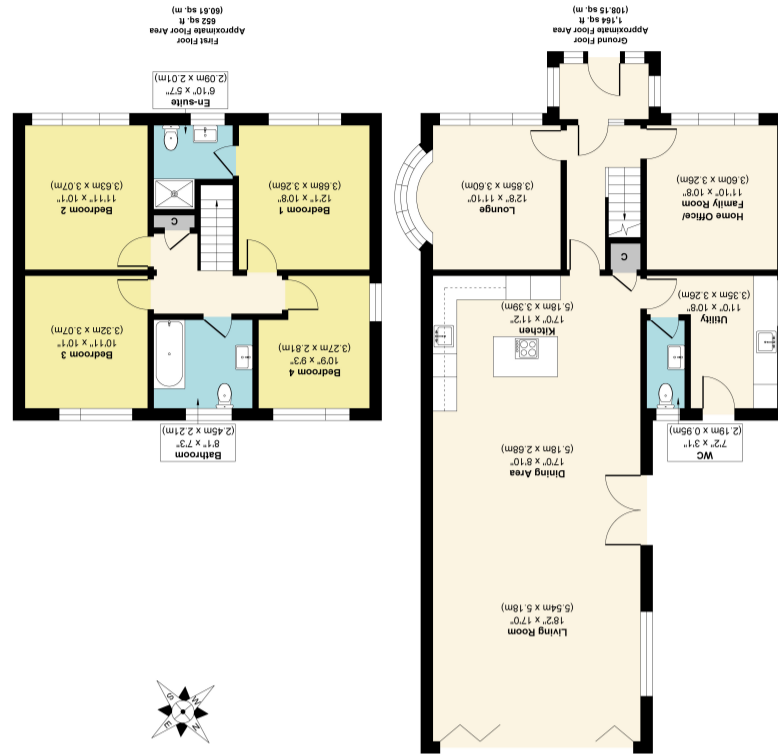


Approx. Gross Internal Floor Area 1,816 sq. ft / 168.76 sq. m
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3 Temple Lane, Copmanthorpe, York YO23 3TB

This is a fantastic opportunity to acquire a beautifully extended and fully renovated detached home, offered for sale with no onward chain. This substantial property combines modern luxury with versatile living spaces, perfect for today's family lifestyle. Upon entering, you are greeted by a welcoming porch leading into a bright and airy lounge, featuring a bay window that floods the room with natural light. A separate family room provides flexible living options, ideal as a cozy snug, home office, or even a fifth ground-floor bedroom. A practical utility room with a convenient W/C adds to the functionality of the ground floor. At the heart of this home lies a stunning, expansive 37ft (approx.) open-plan living/dining/kitchen area, designed to impress. With bi-folding doors, lantern windows, and patio doors, this space is bathed in natural light throughout the day. The sleek, modern kitchen features a central island with upgraded quartz worktops, integrated appliances, and ample storage—an ideal space for entertaining and family gatherings. Upstairs, you will find four generously sized double bedrooms. The master bedroom boasts an elegant ensuite shower room, while a stylish three-piece family bathroom serves the remaining bedrooms. Externally, the property benefits from a large, gravelled driveway with parking for multiple cars. To the rear, the enclosed garden is both spacious and relatively private, featuring lawn and patio areas, perfect for outdoor entertaining or relaxation. The property occupies a generous plot with stunning, uninterrupted views over the opposite farmland, offering a peaceful retreat while still being close to village amenities. Located in the highly sought-after village of Copmanthorpe, this home offers the perfect blend of tranquillity and modern convenience, with local shops, schools, and transport links nearby. Lovingly renovated and extended, this property is ready to move into but also provides the new owner with the opportunity to add their own personal touches. We highly recommend viewing to fully appreciate the size and enviable location of this exceptional home.

- No Onward Chain
- Brand New
- Substantial Detached Home
- Four / Five Bedrooms
- Utility Room
- Ensuite to Master
- Large Garden
- Village Location

Copmanthorpe situated off the A64 an ideal choice for commuters for York and the motorway network. The village has a range of amenities to include local shops, a doctors surgery, takeaways, public houses and primary school. The park and ride into York can be found on Tadcaster Road along with the Tesco superstore and York College.

