



CHERRYTREE DRIVE, WISTOW
£495,000

Carter Jonas

CHERRYTREE DRIVE, WISTOW, YO8 3SE

15 Cherrytree Drive is a substantial and well-designed modern family home, arranged over three floors and offering flexible, generous accommodation ideal for a growing or multi-generational household. Quietly positioned within a sought-after residential setting, the property combines space, practicality and contemporary living in equal measure.

The ground floor is arranged around everyday family life, with a generous sitting room measuring approximately 18' x 15', a separate dining room (currently used as a snug or media room), and a well-proportioned breakfast kitchen. A separate utility room, WC and welcoming entrance lobby add to the functionality of the layout, making this a home that works effortlessly for busy family routines.

Upstairs, the bedroom accommodation is particularly strong. There are five bedrooms in total, three of which benefit from en-suite facilities. The top floor is especially impressive, offering a superb principal suite which forms a calm and self-contained retreat away from the main living areas. This includes a generous dressing area with an additional dressing room/gym, together with a private en-suite bathroom. The fifth bedroom is also located on the top floor, giving flexibility to incorporate it as part of the suite arrangement or to use it independently as required.

Externally, the property benefits from a fully enclosed rear garden, providing a safe and private space for children and pets, along with a separate double garage with electric doors and an EV charge point. Wistow is a popular and well-connected village, offering a rural feel while remaining conveniently placed for Selby, York and surrounding commuter routes. Overall, this is a modern, highly practical home perfectly suited to family life, offering space to grow without compromise.

TENURE Freehold

EPC BAND E

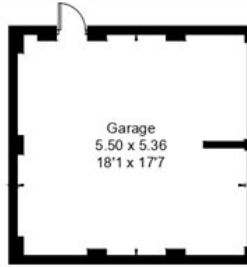
A SUBSTANTIAL THREE-STOREY MODERN FAMILY HOME OFFERING FIVE BEDROOMS, THREE EN-SUITES AND AN IMPRESSIVE TOP-FLOOR PRINCIPAL SUITE. GENEROUS GROUND-FLOOR LIVING SPACE, ENCLOSED REAR GARDEN AND SEPARATE DOUBLE GARAGE.





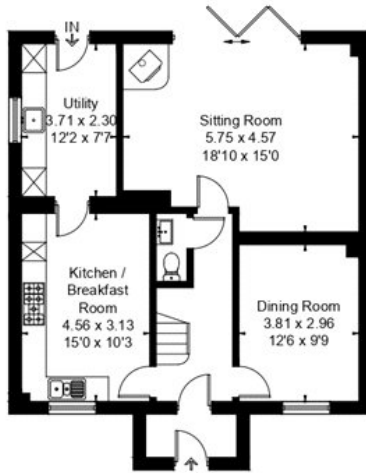


Cherrytree Drive, Wistow Selby, YO8
 Approximate Area = 2098 sq ft / 194.9 sq m
 (Excluding Void)
 Garage = 316 sq ft / 29.4 sq m
 Total = 2414 sq ft / 224.3 sq m

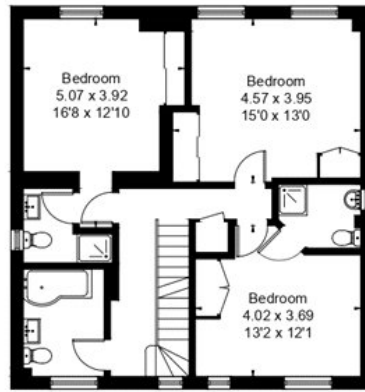


(Not Shown In Actual Location / Orientation)

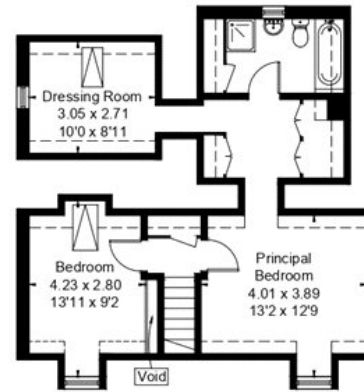
= Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	69 D	63 D
21-38	F		
1-20	G		



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 #102537

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