



New Cottage, 20 South Lane,
Haxby, York

Stephensons
Estate Agents Chartered Surveyors Auctioneers

New Cottage, 20 South Lane, Haxby, York, YO32 3JB

Price: £350,000

Tenure –Freehold;

Council Tax – York City Council

Viewings – via York Office 01904 625533

Services – All mains services connected

EPC - TBC

A bespoke architecturally designed 3 bedroom detached dwelling, finished to a high specification throughout with stunning open plan kitchen, off street parking and landscaped gardens set upon a corner plot position.

Located within the heart of the popular village of Haxby we are delighted to offer for sale this beautiful new build home, having been constructed by a local developer, with high specification finish. Sitting upon a mature plot the property has been thoughtfully designed and boasts a wonderful open plan living kitchen with bi folding doors onto the garden.

With 'The Village' only moments away you will find, shops, cafes and public houses right on your doorstep, ideal for those looking to be in the heart of a community. The home enjoys quality fittings including, NEFF appliances, oak veneer doors with attractive ironmongery and modern bathrooms along with landscaped gardens.

On entering the property a central entrance hall presents stairs to the first floor with doors leading into the main reception room, open plan kitchen, useful shower room and under stairs walk in cupboard.

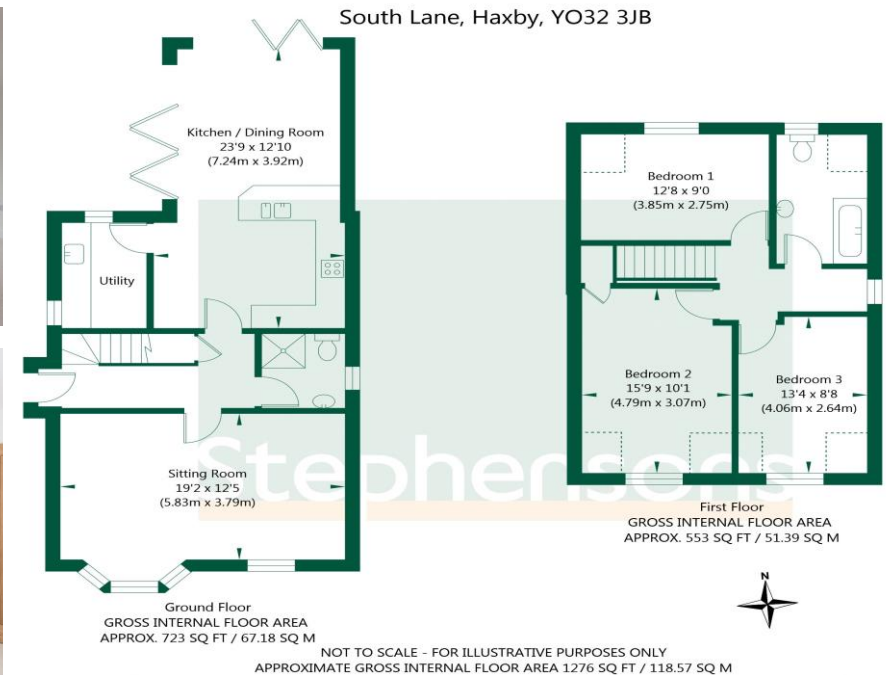
The principal reception room is found to the front of the property and offers a large yet welcoming space flooded with natural light having a bay window overlooking the front garden.

The heart of the home is a stunning open plan family kitchen with a range of modern soft closing wall and base units, having fitted NEFF appliances with granite work surfaces and breakfast bar. A tiled floor flows throughout the room which leads to flexible space for dining or living with two sets of full width bi folding doors opening onto the sun terrace and garden beyond. Just off the kitchen is a well-placed utility room with washing facility provisions and a wall mounted gas fired central heating boiler.

To the first floor the master bedroom again is spacious and airy with a built in wardrobe and is accompanied by two further double bedrooms. Serving all bedrooms is a modern house bathroom comprising a panelled bath with mains shower, low flush w/c and hand wash basin along with a heated towel rail.

To the outside the home is perched on a corner plot with off street parking found to the rear. To the front a mature hedge gives privacy with small lawned area and a path leading to the entrance door. Found to the rear is a good sized sun terrace laid with Indian stone and a path leading through to the parking area. The rear garden is mainly laid to lawn with further gravelled paths and timber shed.

The property benefits from a 10 year Buildzone builder guarantee.



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