



**Mulberry House Carr Lane
Sutton On The Forest York, YO61 1EB**

Guide price £775,000

AN EXCLUSIVE DEVELOPMENT OF FIVE PROPERTIES WITHIN THE SOUGHT AFTER VILLAGE OF SUTTON ON THE FOREST STYLISHLY APPOINTED BY A QUALITY INDEPENDENT BUILDER MULBERRY HOUSE IS A 2,002 SQFT DETACHED HOUSE WITH FIVE BEDROOMS AND DOUBLE GARAGE AIR SOURCE HEATING SYSTEM COMPLEMENTED BY ATTRACTIVE GARDENS WITH A 10 YEAR HOME BUYERS WARRANTY THIS SMALL DEVELOPMENT IS SOMETHING OF A RARE FIND.

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KEY FEATURES

As one would expect with a bespoke development of this calibre the specification throughout cannot fail to impress.

Reception hallway, Lounge, Dining Room, Breakfast Kitchen, Study, Utility room and ground floor Cloak Room

First Floor Landing, Master Bedroom and Bedroom two both with en-suites, Three further bedrooms and House Bathroom.

With UPVC Double glazing, Quality internal doors and fittings throughout.

Outside, Landscaped Gardens and Double Garage with additional parking.

LAYOUT

GROUND FLOOR

Front door leading to impressive central hallway and ground floor cloakroom (WC) Stunning open-plan kitchen/family-diner with island, attractive bay window and trifold doors leading to east facing terrace and private enclosed garden with uninterrupted countryside views.

Separate Utility/Boot room with sink fitted units and space for washing machine and tumble dryer. Back door through to Garden Spacious ground floor study with attractive bay window

Generous lounge with feature fireplace and chimney breast ready for wood burning stove (stove optional extra).

FIRST FLOOR

Master-suite with Juliet balcony dressing area and en-suite bathroom. Three further bedrooms. House bathroom with bath and separate shower.

Attached double garage with up and over doors and 32Amp electric car charger point (doors automated on request – optional extra)

Air source heat pump with underfloor heating to the ground floor and radiators to the first floor.

LOCATION

Rarely do opportunities such as this arise in Sutton On The Forest, a pretty former estate village which is still dominated by Sutton Hall at its centre. Many of the houses date from the 1700s and front the wide village street and grassed greens. The village has a reputable primary school and bus service with more extensive facilities available within the Georgian market town of Easingwold some 4.5 miles away. Sutton on the Forest has long been regarded as a particularly sought after village location. Strensall is only a short distance away, providing access to

shops and supermarkets, while Monks Cross and the Vanguard Shopping Park offer a wider range of options. York City Centre is less than 10 miles South with its mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than two hours to Kings Cross.

AGENTS NOTE

IMPORTANT NOTE TO POTENTIAL PURCHASERS

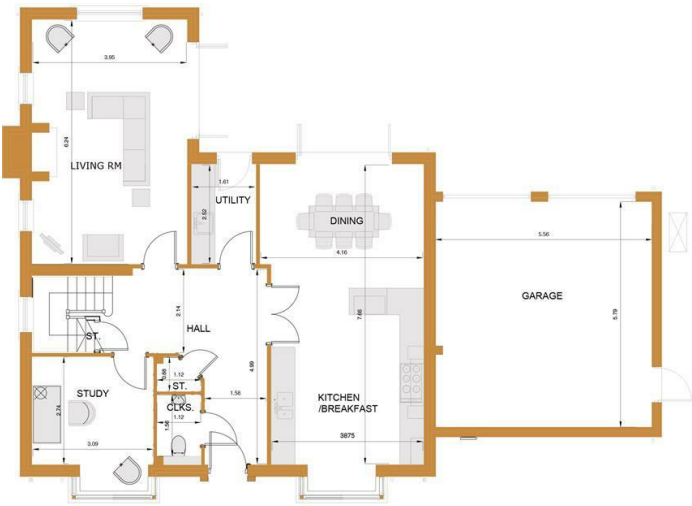
We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller.

VIEWING

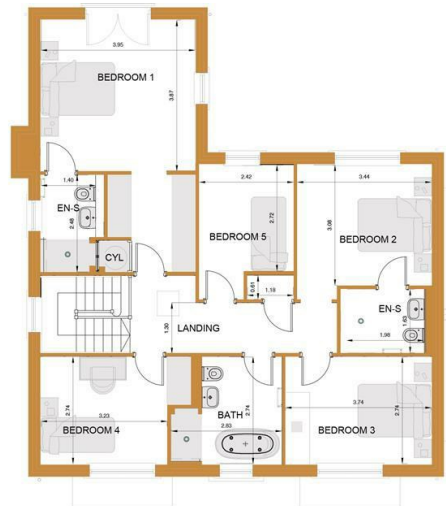
Strictly by appointment through the selling agent, Craven Holmes Estate Agents, 01423 329010 Email, sales@craven-holmes.co.uk

ENERGY PERFORMANCE CERTIFICATE TO BE CONFIRMED





GROUND FLOOR PLAN



FIRST FLOOR PLAN



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		