



## Gay Meadows, Stockton On The Forest, York Offers In Excess Of £300,000

A spacious semi-detached property which has been thoughtfully extended with a wonderful open plan living kitchen that has modern fixtures and fittings. The property sits on a large plot on this quiet cul-de-sac located within this popular village location.





Upon entering the property is a good-sized porch which leads into the main living accommodation.

The living kitchen is open plan in design with the sitting area being spacious in size and having a modern, gas fire with marble surround and timber mantle. The kitchen area is located towards the rear of the property and has modern fittings throughout. There are a range of wall and base storage units with tiled splashbacks and laminate preparation surfaces which incorporate a 1 1/2 Lamona sink with drying area. The kitchen has a number of integrated appliances including full height fridge, Lamona oven/grill, 4 ring Miele induction hob with extractor over and space for a dishwasher. There is also a stylish breakfast bar, ample space for a freestanding dining table and French doors which lead out to the rear garden.



Accessed off the kitchen is a useful utility room which has additional storage and space for a washing machine and fridge/freezer. The utility also has an access door into the garage.

Bedroom 1 is located to the ground floor and is spacious in size with a large uPVC window to the front elevation. There is also a separate walk-in wardrobe/dressing area and a large ensuite shower room with panelled walls, shower cubicle with dual shower heads, low flush WC, wash hand basin with mixer tap and heated towel rail.



To the first floor are a further two double bedrooms with fitted wardrobes and the house bathroom which is fully tiled and comprises a three-piece suite including bathtub with shower over, low flush WC and wash hand basin.

The property sits on a large plot and has off-street parking to the front and access to the garage which has power connected and an electric roller door. To the rear is a substantial, landscaped garden which is low maintenance in design and has both timber decked and flagged entertainment areas. There is a man made pond and a feature timber summer house which is fully insulated and has power connected.



It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: C

Council Tax: C - City of York

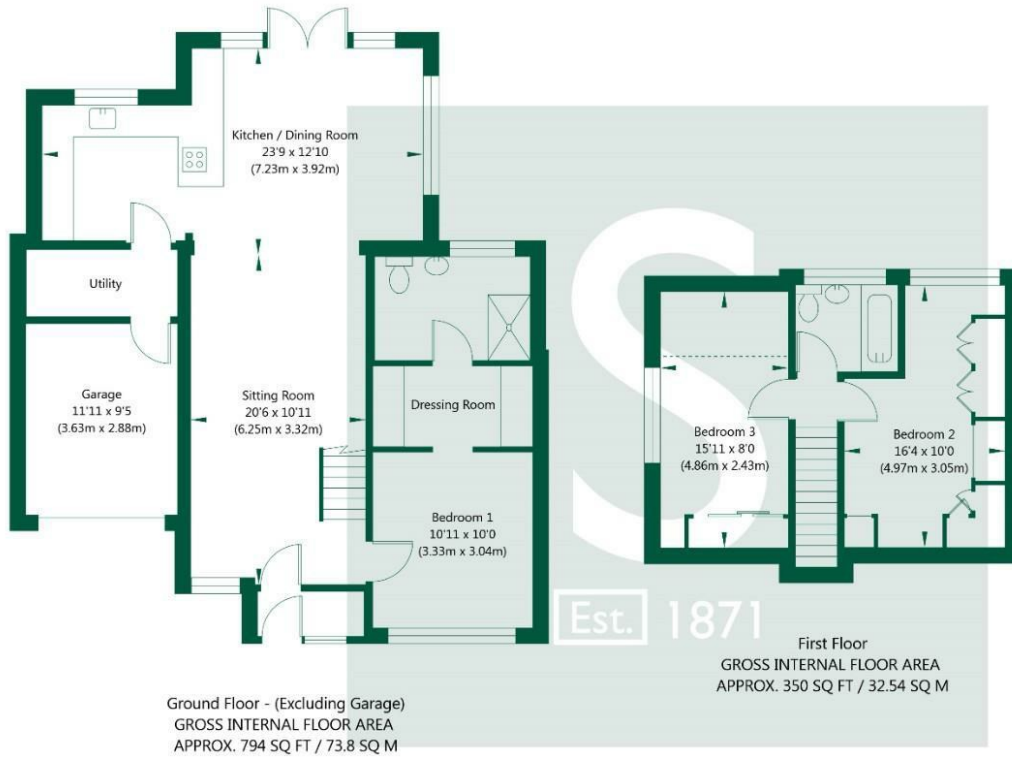
Current Planning Permission: No current valid planning permissions



Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 809900

\*Download speeds vary by broadband providers so please check with them before purchasing.

Gay Meadows, Stockton on the Forest, York, YO32 9UJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1144 SQ FT / 106.34 SQ M - (Excluding Garage & Summer House)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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