



Laurel Close, Earswick, York £860,000

Situated in a peaceful and highly regarded cul-de-sac in Earswick, this beautifully presented detached home offers spacious and versatile accommodation ideal for modern family living, all set within a fantastic wrap around garden backing onto woodland copse – creating a truly tranquil setting rarely found so close to York.



Upon entering, you are welcomed into a generous entrance hall featuring solid wood flooring, which continues through to the dining room and study, adding warmth and quality throughout the ground floor. To the rear is a substantial sitting room with dual aspect windows, flooding the space with natural light, and featuring a log burning stove – perfect for cosy evenings with family and friends. The adjacent dining room provides ample space for family meals and entertaining, with French doors opening directly onto the garden. A separate study offers an ideal home office or quiet reading space.

The kitchen is fitted with an extensive range of solid wood modern units with granite work surfaces, dual fuel range and integrated appliances, offering plenty of preparation space for family cooking. There is also a useful utility room with external access, and a convenient ground floor WC. The integral garage can be accessed directly from the utility area and benefits from an electric roller door, providing excellent practicality and additional secure storage.

To the first floor are four good sized double bedrooms, including the impressive principal bedroom suite with its own walk-in wardrobe and en-suite bathroom – creating a true retreat with excellent storage and dressing space. Bedroom two is a spacious double which benefits from its own en-suite bathroom, while bedrooms three and four offer flexible space for family, guests, or additional study areas. A fabulous family bathroom with slipper bath, double sinks and separate shower alcove completes the first-floor accommodation.

Externally, this home truly excels. The generous wrap around garden offers fantastic outdoor space ideal for family play, entertaining, and relaxation, with open fields beyond providing a beautiful and peaceful backdrop rarely found in suburban settings. A generous driveway provides ample off-street parking alongside the integral garage.

Laurel Close enjoys a quiet and desirable position in Earswick, offering excellent access to local amenities, highly regarded schools, and transport links into York city centre, as well as the A64 for commuting further afield.

Early viewing is highly recommended to appreciate the size, quality, location, and lifestyle this exceptional family home offers.

Material Information

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:

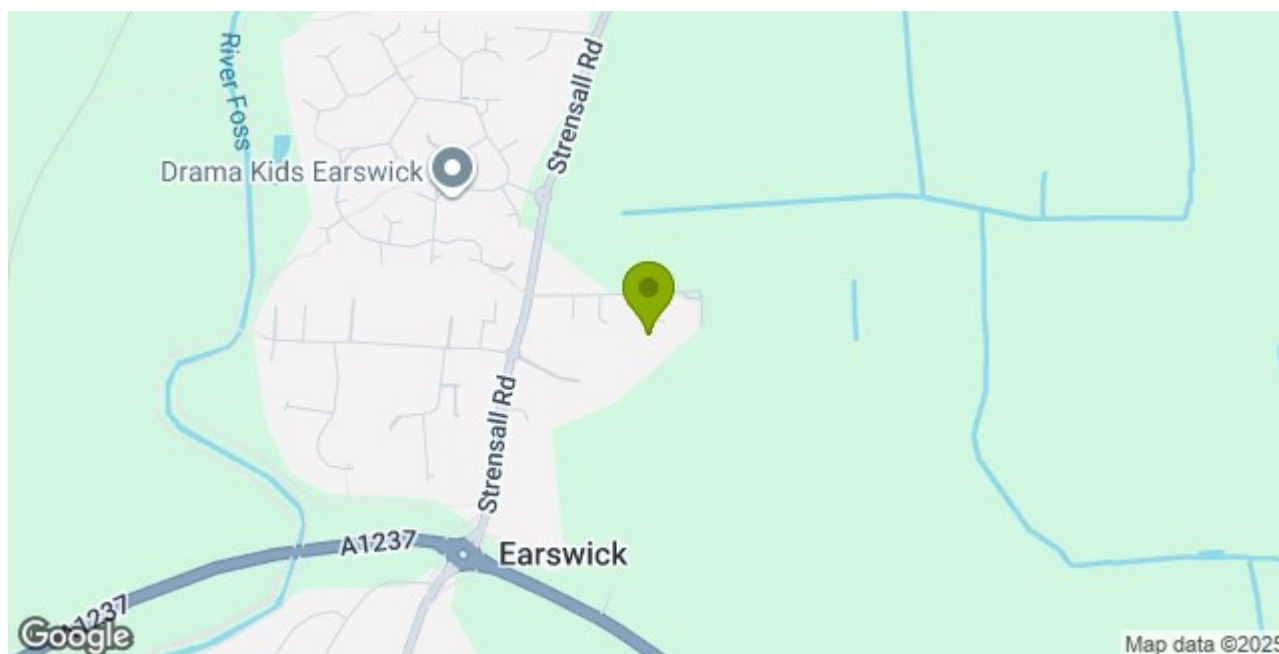
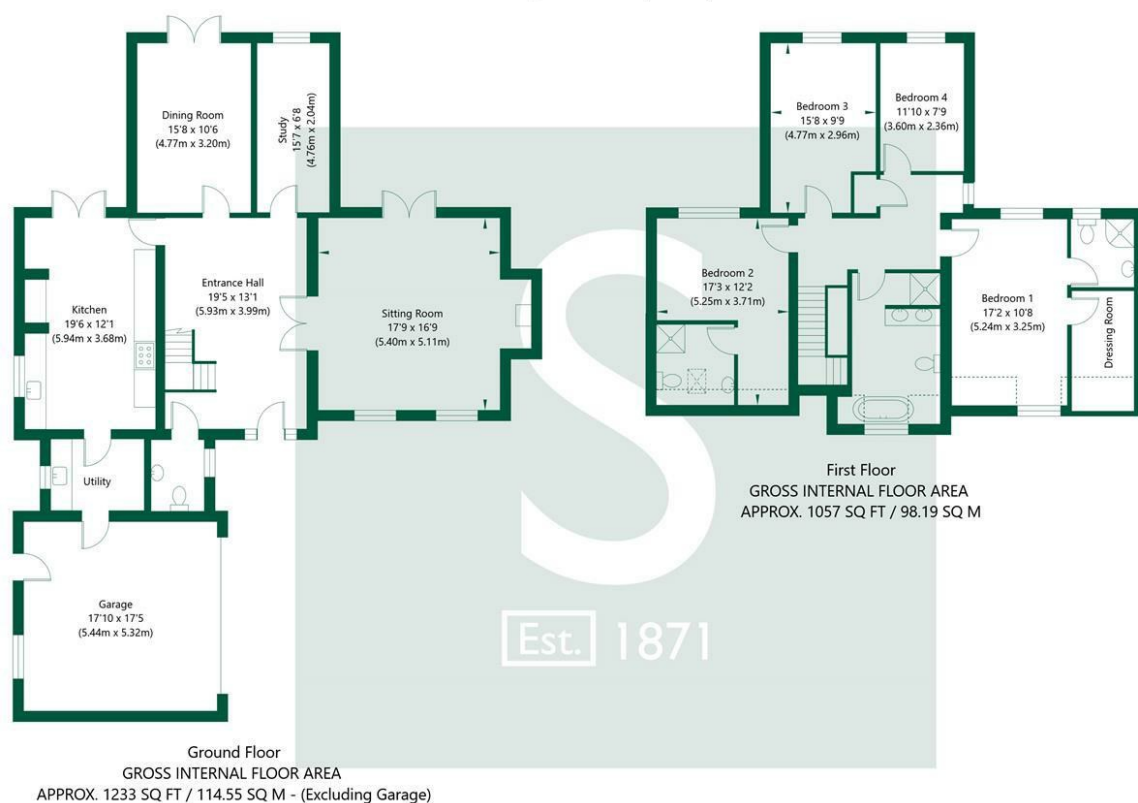
Council Tax: G - City of York

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.

Laurel Close, Earswick, York, YO32 9FW



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