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**Abbott Close**

Easingwold, York, YO61 3QY

£485,000



# Abbott Close

Easingwold, York, YO61 3QY

STYLE - Detached Family Home

HIGHLIGHTS - Popular Small Development, Smart

Open Plan Kitchen, Enclosed Garden

THREE WORDS - Stylish, Contemporary, Modern

## Overview

Abbotts Close enjoys a quiet cul de sac setting within in this small development. It is an elegant blend of contemporary and fresh style.

Any buyer just needs to move their furniture in and call it home!

The property was built approximately six years ago and finished to a high specification. The ground floor is well suited to modern day living with an open living kitchen at the rear with wonderful Bifold doors opening to the garden.

Upstairs there are four double bedrooms, ensuite and family bathroom.

Outside, this lovely home enjoys a generous plot, with plenty of off-street parking and integral garage.

## Step Inside

Open your front door in to a warm and welcoming hallway. Head to the right into the sitting room, this space is bathed in natural light from the bay window overlooking the front and window to the side. With oodles of space for comfy seating this is a perfect space for cosy nights in or entertaining. Double doors lead through to a super sociable dining kitchen. The kitchen has "Shaker Style" neutral coloured base and wall mounted cupboards which perfectly complements the work surface. Fitted with all mod cons a busy cook requires including, eye – level Zanussi double oven, gas Zanussi hob with smart curved chimney hood above, and integral Zanussi fridge/freezer and dishwasher. The dining area has Bifold doors connecting effortlessly to the garden, bringing the outside in.

The utility has additional storage cupboards with integral Zanussi washing machine, and Baumatic tumble dryer. There is a door to the garden. There is also a cloakroom.





### Upstairs

Take the stairs to the first-floor landing. The master bedroom is wonderfully light with views to the front. Here, there is plenty of space for a king size, along with additional bedroom furniture. The ensuite is smart with shower, pedestal wash hand basin and wc. There are three further doubles and contemporary family bathroom with panelled bath and shower over.

### Outside

The garden is fully enclosed and private, ideal for little ones to play. The paved terrace is a super spot to enjoy alfresco dining and summer BBQs. The lawned garden is neat encompassed with timber fencing.



The front is lawned with mature shrubs to the side. The driveway provides parking for two cars and leads to an integral single garage.

### Garage

With power and lighting.

### Services

Gas Central Heating, UPVC Double Glazing, Mains Drainage

### Council Tax Band

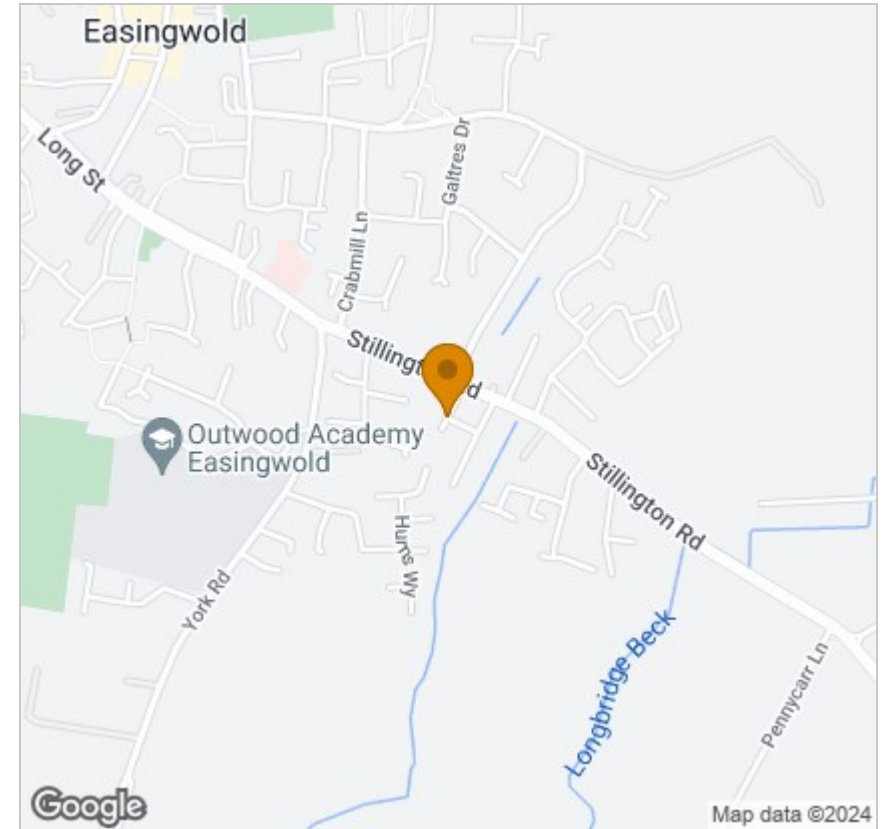
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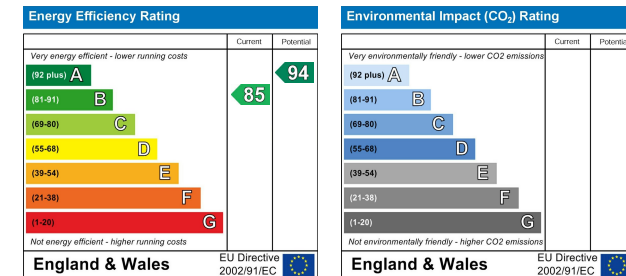
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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