



Back Lane

, Newton On Ouse, YO30 2DF

£539,950



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STYLE - Individual Detached Family Home
HIGHLIGHTS - Situated in Hugely Popular Village, Bespoke Open Plan Living Dining Kitchen, Lovely Enclosed Garden
THREE WORDS - Village. Lifestyle. Location

Overview

Sycamore House enjoys a delightful position situated on South Back Lane in the hugely popular village of Newton on Ouse. It is a charming blend of country and rustic style.

This individual property was built in 2009 and has been a much-loved home. Designed by the current owner it offers versatile space for modern day living. The open plan living kitchen is undoubtedly the heart of the home. The sitting room has a cosy log burning stove, along with a useful snug/home office. There is also a utility and cloak room. Upstairs there are four doubles, ensuite and family bathroom.

Outside is a private enclosed garden and terrace, with generous shed/man cave.

The front provides off street parking for two cars.

What's not to love!





Step Inside

Open your front door, welcome home! Continue through the hallway to the rear of the house, the open plan living dining kitchen. This is undoubtedly the heart of the home; it is super sociable with space for the whole family each doing their own thing. The bespoke kitchen has solid oak base and wall mounted cupboards and drawers which perfectly complements the granite work surface. Fitted with all mod cons for a busy cook, including a Rangemaster double oven with five ring gas hob and grill, built in microwave, fridge, freezer and dishwasher. The central island provides additional storage and is the ideal spot for lunch or chatting with friends while the host rustles supper up! There is oodles of space for a dining table and comfy sofa. This leads through to a cloak room and useful utility with plumbing for washing machine. A door leads to the garden.

The sitting room is bathed in natural light from the window to the front and side. The focal feature is the charming, exposed fireplace with timber mantle and wood burning stove making it cosy during the colder months. Here, there is plenty of space for comfy sofas long additional furniture. The second reception room is a handy home office /snug or playroom.

Upstairs

Take the bespoke turnaround staircase to the first floor, here there is a large walk-in cupboard handy for storing household bits and bobs. The master overlooks the garden and has plenty of space for a King size along with additional furniture. The ensuite is smart with fully tiled walls, shower cubicle, pedestal wash hand basin, wc and heated towel ladder. There are three further doubles. The family bathroom has a built-in tiled bath and separate shower cubicle, ideal for the morning rush or a leisurely soak!

Outside

The garden is delightful, fully enclosed and private. The paved terrace is perfect for alfresco dining and enjoying summer BBQs with family and friends. The lawned garden is neat flanked with mature hedging and timber fence.

The front provides off street parking for two cars.

Large Timber Shed

This is a super addition and can be used to suit a buyer's requirements. There is power and lighting. To the side is an enclosed dog kennel.

Services

Gas Central Heating, UPVC Double Glazing, Mains Drainage

Tenure

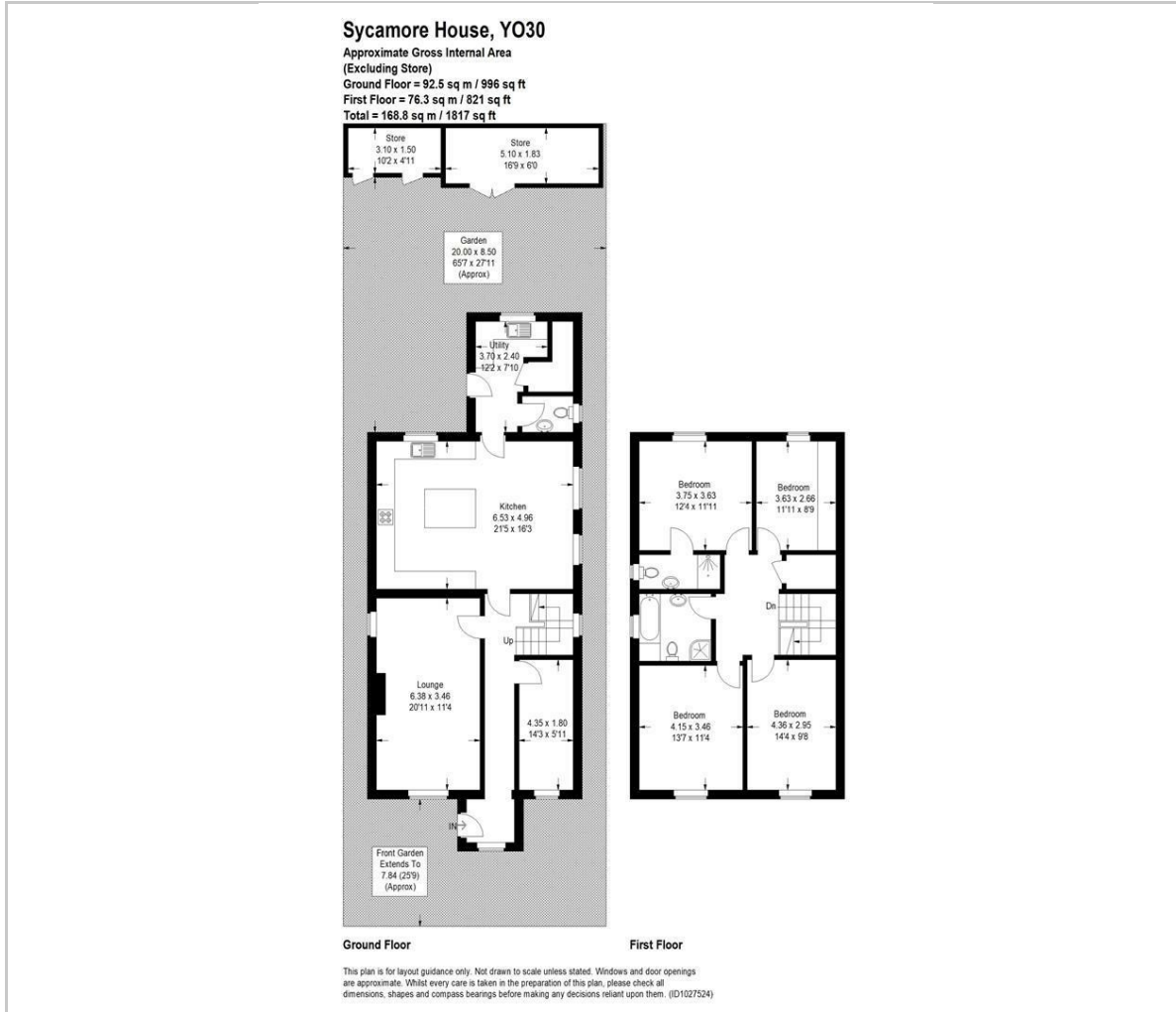
Freehold

Council Tax Band

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Floor Plan



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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Area Map



Energy Efficiency Graph

