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ESTATE AGENTS

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**Gill Croft Court**  
, Easingwold, YO61 3GX  
Asking Price £770,000



## Gill Croft Court , Easingwold, YO61 3GX

STYLE - Elegant Family Home

HIGHLIGHT - Nestled in a quiet cul-de-sac within Walking Distance of the Market Place, Built in 2000 by the highly regarded Leeper Hare chosen off-plan by its sole owner

THREE WORDS - Versatile. Lifestyle. Location

### Elegant Family Home in Exclusive Development

Nestled in a quiet cul-de-sac within an exclusive small development, Beech Lodge offers an exceptional living experience. Built in the early 2000s by the highly regarded developer Leeper Hare, this home was meticulously chosen off-plan by its sole owner for its prime plot and south-west facing private garden.

Spanning an impressive 3,200 sq. ft over three floors, including a double garage, this residence provides generous and versatile living space, perfect for modern-day living. The ground floor boasts four reception rooms, including a wonderfully light and airy sitting room with a feature fireplace, ideal for entertaining family and friends. The dining room offers serene garden views, while a home office/playroom caters to all your family's needs.

The fully fitted kitchen is a chef's delight, featuring a double oven, hob, integral fridge freezer, and a dishwasher that has never been used! Abundant cupboards and drawers provide ample storage, and the kitchen seamlessly leads to a garden room with picturesque views. A generous utility room with an access door to the double garage and a convenient cloakroom complete the ground floor.

Ascending to the first floor, the master





bedroom impresses with smart built-in wardrobes and views to the front, leading to an ensuite bathroom with a panelled bath and separate shower. Three further doubles with built-in wardrobes, and a family bathroom with both a bath and separate shower cubicle offer ample accommodation.

The second-floor houses two additional doubles with superb storage in the eaves, and a bathroom perfectly placed between them. A landing space provides a cosy reading area.

The south-west facing garden is a private oasis, enclosed and adorned with mature perennials, flowering plants, and trees. A paved terrace invites alfresco dining. The front of the property is encompassed by newly painted wrought iron railings, with double wrought iron gates leading to a block-paved driveway accommodating numerous cars. The double garage, equipped with power and additional storage in the rafters, has an access door to the utility.



With no onward chain, gas central heating, and double glazing, Beech Lodge is ready to welcome its new owners.

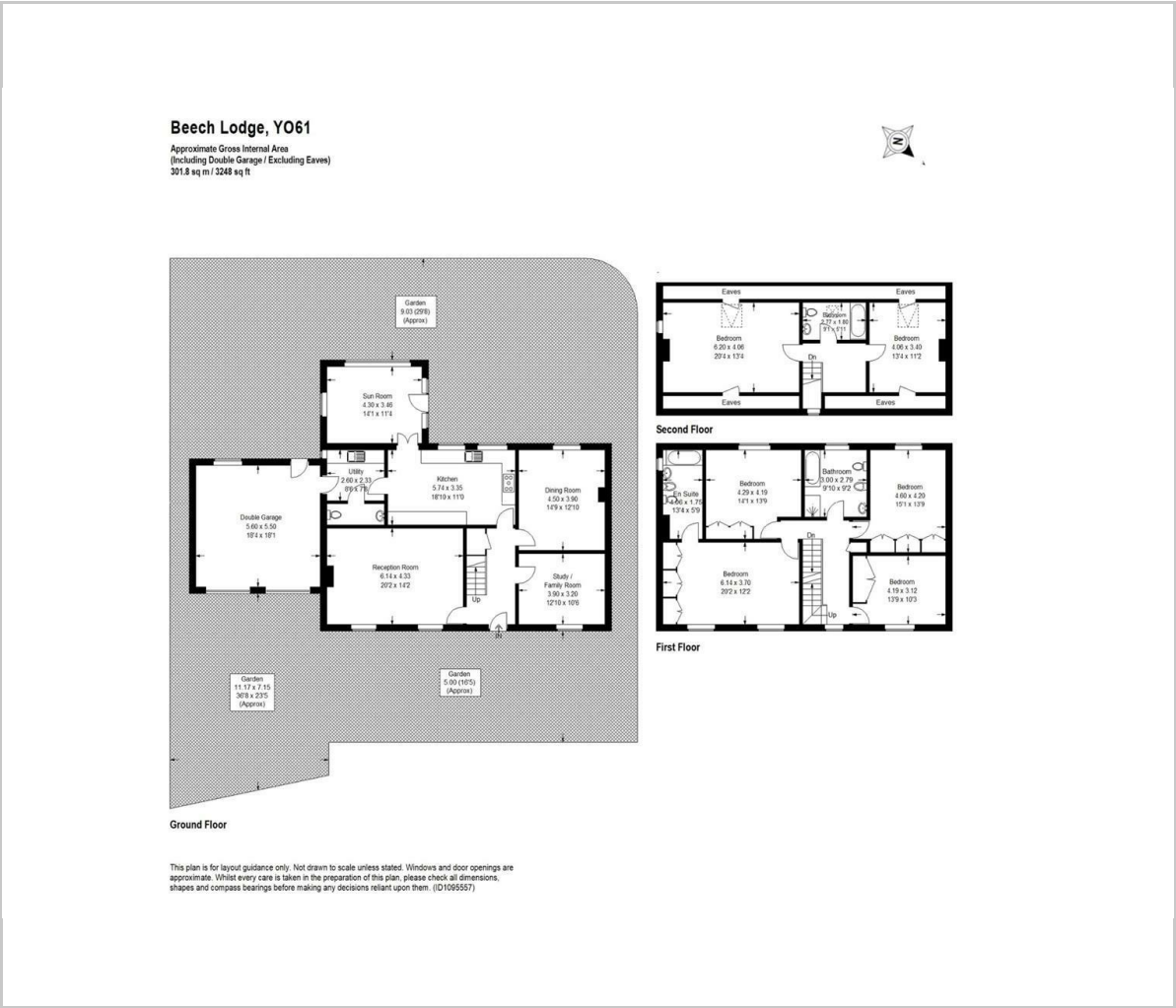
Agents Note:

All the ironwork, exterior doors and woodwork have been recently painted.

New boiler fitted in 2023



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

