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**Stonefield Garth**  
, Easingwold, YO61 3NW  
Asking Price £415,000





## Stonefield Garth , Easingwold, YO61 3NW

STYLE - Charming Detached Bungalow

HIGHLIGHTS - Located in Desirable and Quiet Location, Landscaped Rear Garden, Versatile Living

THREE WORDS -Ground Floor Living!

### Charming Bungalow in Easingwold Awaits

Welcome to Stonefield Garth, a delightful, detached bungalow nestled in one of Easingwold's most sought after locations. This charming home offers a harmonious blend of comfort and versatility, perfect for those seeking a peaceful retreat with the convenience of ground floor living.

The current owners have undertaken a number of revisions to their home including an upgraded central heating system with a new Combi boiler and upgrades to electrics and plumbing. Outside the garden has been landscaped.

As you step inside, you are greeted by a light and airy entrance lobby, with a cloakroom/wc leading off, setting the tone for the spacious interior that follows. The sitting room is a welcoming space, featuring a striking fireplace with a coal effect gas fire, ideal for cosy evenings.

The dining kitchen is well appointed with a range of base and wall storage cupboards, integrated appliances including an eye-level oven and grill, hob and dishwasher, with space for a free standing fridge/freezer. A handy utility room provides additional appliance space, rear garden access, and a personnel door into the garage.

The inner hallway leads to a versatile formal dining room or bedroom, which seamlessly connects to a charming conservatory, offering







a tranquil spot to relax and enjoy garden views. The main bedroom is a serene sanctuary, complete with fitted wardrobes, an ensuite shower room, and picturesque views of the rear garden.

There is an additional bedroom and a bathroom with the original coloured suite which presents an opportunity for buyers to update and personalise to their taste.

Additional features include double glazing and gas fired radiator central heating, ensuring comfort throughout the seasons.

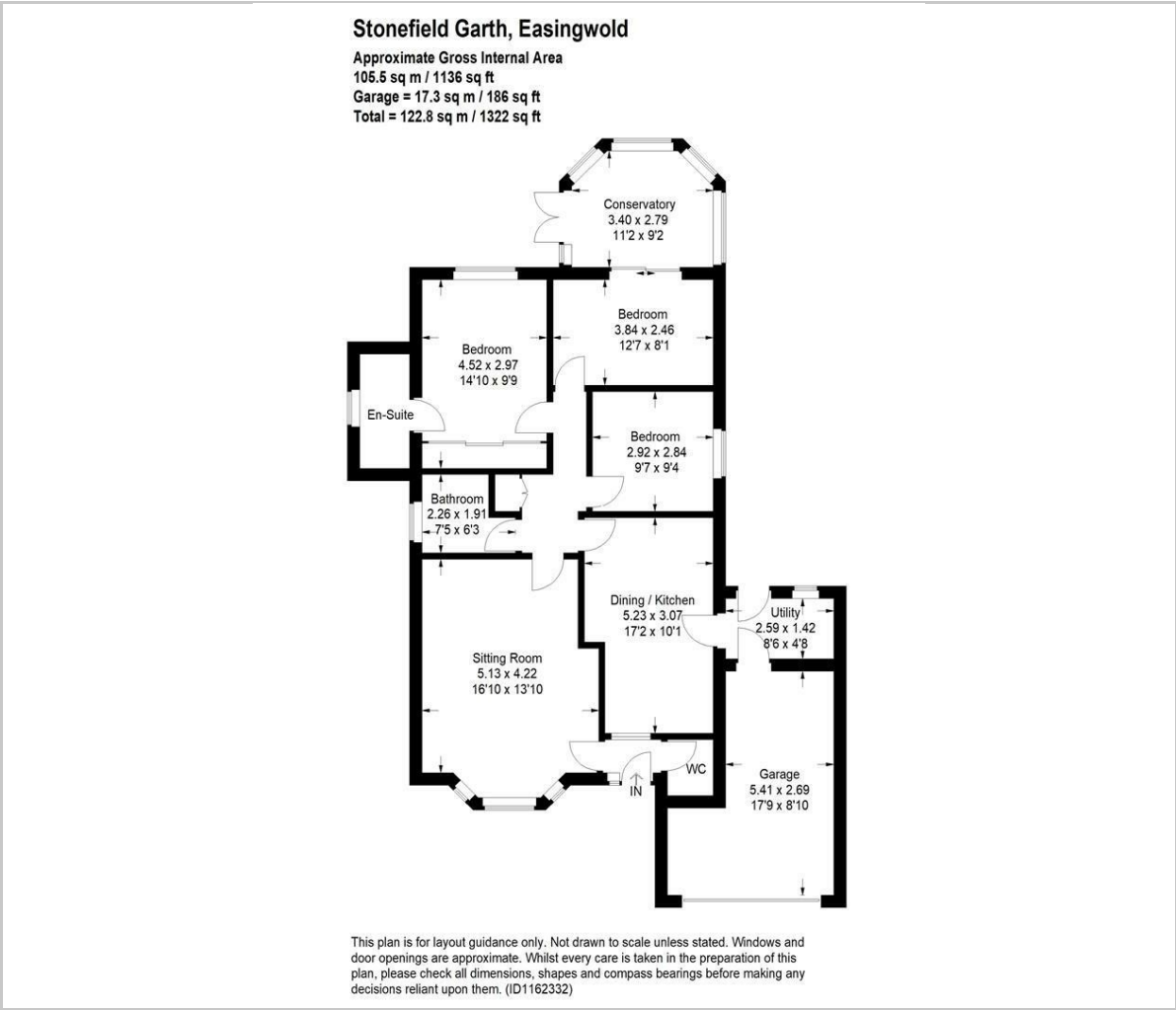
Outside, the front garden is predominately laid to lawn, with a driveway providing parking and access to a single garage equipped with power, light, and a roller door. The beautifully landscaped rear garden is a green-fingered buyer's dream, boasting a lush lawn, well-stocked flowerbed borders, and two paved seating areas perfect for alfresco dining or simply unwinding in the serene surroundings.

This charming bungalow is a rare find, offering versatile living in a prime location. Arrange a viewing today to experience all that Stonefield Garth has to offer.





Floor Plan



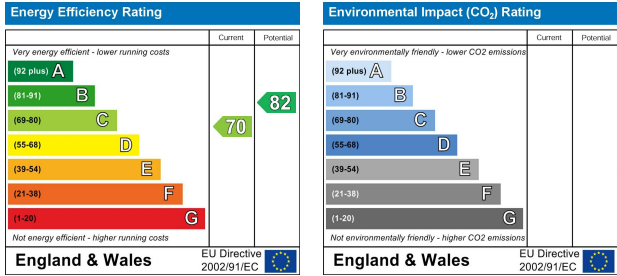
Viewing

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.

Area Map



Energy Efficiency Graph



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