



Daveen, Front Street, Naburn, YO19 4RR

Offers in the region of £450,000



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PRIME

RESIDENTIAL



Daveen Front Street

IMPRESSIVE LOW MAINTENANCE HOME PROVIDING VERSATILE ACCOMMODATION WHICH WILL APPEAL TO BOTH FAMILIES AND THOSE LOOKING TO FUTURE-PROOF FOR THE LONGER-TERM. IDEALLY PLACED IN THE POPULAR AND WELL-SERVED VILLAGE OF NABURN, JUST 4 MILES FROM YORK AND WITHIN THE CATCHMENT AREA FOR FULFORD SCHOOL.

Significant detached house of individual design, providing almost 2,300 square feet of lateral living space with very pretty mature gardens and a generous private driveway.

Accommodation comprises:-

Entrance vestibule, kitchen/dining room, utility/boot room, sitting room, snug/study, four bedrooms and 2 bathrooms, conservatory

Delightful gardens, integral garage and private driveway with parking.

DESCRIPTION

Enjoying an elevated position in the very popular village of Naburn, this sizeable detached home provides ample living space which is both easy to maintain and incredibly versatile.

The flexible accommodation is arranged over two floors and will appeal to both families and downsizers who do not wish to compromise on space. There is almost 1,500 sq ft of bright living space to the ground floor including a spacious contemporary kitchen with dining area and separate utility/boot room, an impressive 21ft sitting room, a cosy snug/study, a generous bedroom and bathroom. There are a further 3 bedrooms served by a large bathroom to the first floor which also features a bright and spacious landing.

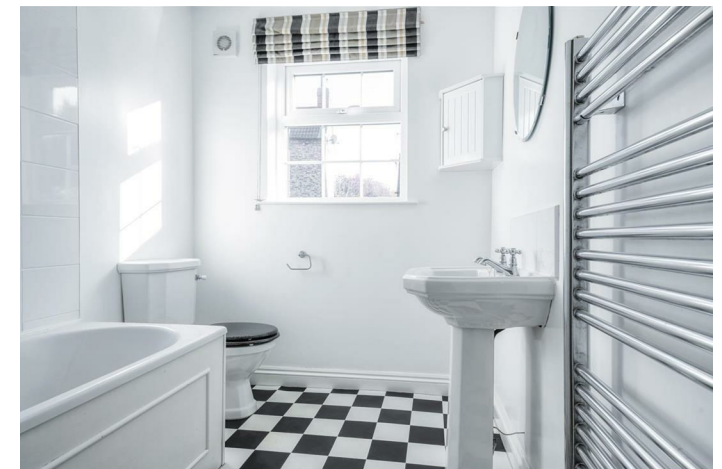
The property enjoys a prominent position as you enter the village with the house set in the middle of a good sized private plot, with delightful mature gardens to three sides. An integral garage and generous driveway provide parking for several vehicles.

Naburn is a charming and picturesque village with a thriving community and good range of local amenities including the well-regarded Blacksmiths Arms public house, an active village hall and a post office. There is an excellent local Church of England primary school and the property also falls within the catchment area for the highly regarded Fulford Secondary School. Further amenities can be found close by with the stunning York Marina and much admired Waterfront Cafe and excellent shopping at the Macarthur Glenn centre. Access to York is just a short 4 mile drive away and for those commuting further afield, the A64 is within easy reach by car.

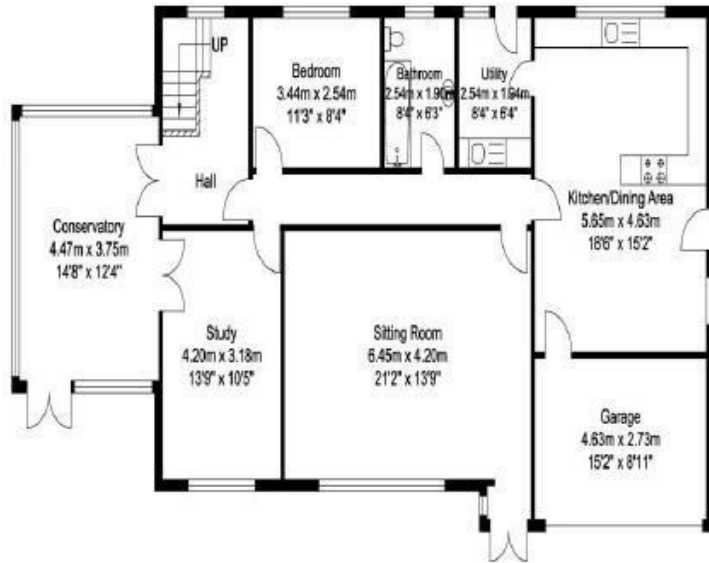
The property has oil-fired central heating and is offered for sale with the benefit of no forward chain. We are advised that the property has no history of flooding.

- **Significant detached home in excess of 2,200 square feet**
- **Versatile accommodation which will appeal to both families and downsizers**
- **Large contemporary kitchen/dining room with separate utility/bootroom**
- **Impressive 21ft sitting room with doors to the garden**
- **Cosy snug/home office and impressive conservatory**
- **Suitable for single storey living with further guest rooms to 1st floor if required**
- **4 bedrooms and 2 bathrooms**
- **Delightful and mature gardens on 3 sides affording excellent privacy**
- **Secure and easy to maintain with recently replaced roof**
- **Excellent local amenities, easy access to York and within the catchment of Fulford School**

Freehold

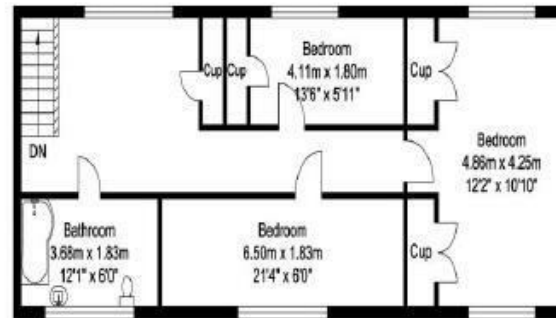


Daveen



GROUND FLOOR

Approximate Floor Area 135.34 sq. m (1456.78 sq. ft.)



FIRST FLOOR

Approximate Floor Area 71.39 sq. m (768.43 sq. ft.)

Approximate Floor Area 206.73 sq. m (2225.22 sq. ft.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	