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Greenacres, Sutton On Derwent

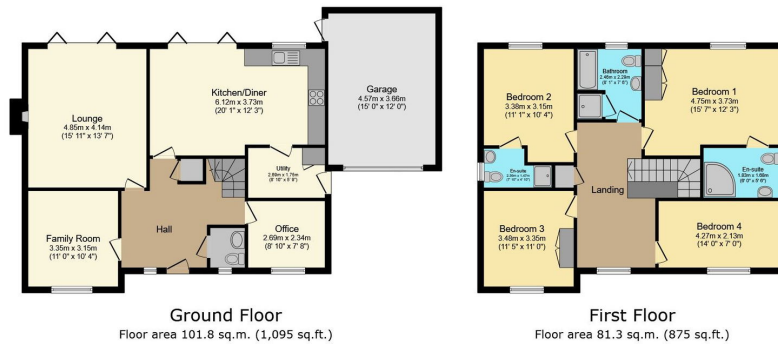
Guide Price £625,000

4 3 3



Greenacres is a superb Edenvale-built family home positioned right in the heart of Sutton on Derwent – a village so desirable it even caught The Telegraph’s attention as one of the most sought-after places to live. It’s easy to see why. This is a proper community village with a great primary school, scenic walks, a popular pub and a warm, friendly atmosphere that makes day-to-day life genuinely enjoyable. The property itself offers excellent kerb appeal with plenty of offstreet parking, and the sense of space continues the moment you step inside. A wide entrance hall and limestone flooring lead through the ground floor, giving a bright and high-quality feel throughout. There’s a study for working from home, a separate family room, and a generous lounge featuring a bespoke fireplace and bifold doors opening onto the rear garden. The open-plan kitchen/living space is a standout, complete with granite worktops, integrated appliances and a second set of bifold doors that connect the house perfectly with the garden. A utility room and ground-floor WC add further practicality. Upstairs, a spacious landing leads to four well-proportioned bedrooms, two en-suites and a modern family bathroom. The loft offers fitted-ladder access and useful boarded storage. Outside, the west-facing garden enjoys open countryside views, beautiful sunsets and a large patio ideal for entertaining. There’s also a garage with an electric roller door and an insulated side store. A well-designed family home in a truly exceptional village setting.

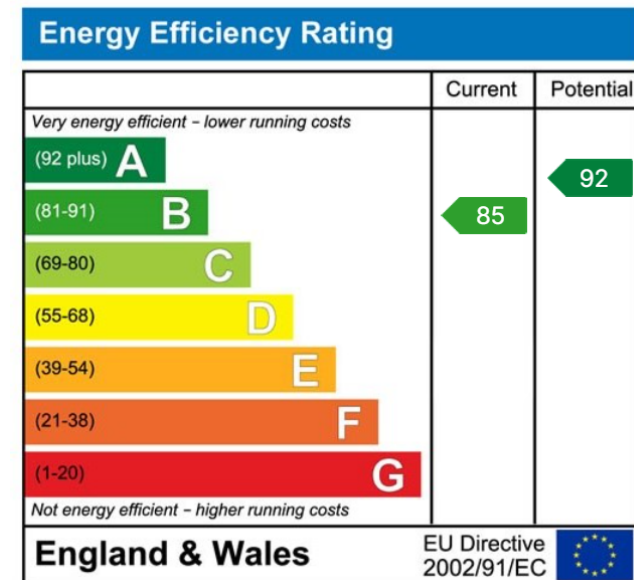




Total floor area: 183.0 sq.m. (1,970 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Quality Edenvale-built detached home in a top-tier village
- Big, bright entrance hall with limestone flooring
- Two sets of bi-folds creating brilliant indoor-outdoor flow
- West-facing garden with open views and superb sunsets
- Immaculately Presented
- Four bedrooms, three bathrooms, three great reception rooms
- Stunning kitchen/living space with granite work surfaces
- Cosy lounge with bespoke fireplace
- Garage with electric roller door plus insulated side store
- Quote RL0918 when calling to book viewings



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