



1 Lavender Way, Easingwold, York, £340,000

Modern Elegance in Easingwold, Welcome to 1 Lavender Way - a stunning new build offering 4 spacious bedrooms, 3 sleek bathrooms, and contemporary living throughout. Nestled in a sought-after development near the heart of Easingwold, this home combines stylish design with practical comfort, perfect for families or professionals seeking space and serenity.

4 x Bed

3 x Bathroom

1 x Reception

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- Detached House
- Four Bedrooms
- Two En-Suites

- New Build Property
- Family Home
- Excellent Primary and Secondary Schools





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Description -

1 Lavender Way, Easingwold - A Stylish 4-Bedroom Family Home with Excellent York Access. This beautifully presented four-bedroom, three-bathroom detached home at 1 Lavender Way offers modern family living in the charming market town of Easingwold. Built by Persimmon Homes in 2019, the property combines contemporary design with practical features, making it ideal for growing families or professionals seeking space and convenience.

Location -

Easingwold is a picturesque market town in North Yorkshire, known for its historic charm, excellent schools, and vibrant community. Lavender Way is part of The Weald development, located just off Crabmill Lane - a peaceful residential area within walking distance of Easingwold's town centre.

Commutability

York city centre is just 12 miles south, easily accessible via the A19
Regular bus services connect Easingwold to York and surrounding villages
Ideal for commuters working in York, Leeds, or Harrogate
Nearby access to the A1(M) and A64 for broader regional travel

This home offers the perfect blend of countryside tranquility and urban accessibility, making it a standout choice for families and professionals alike.

Entrance hall

Composite front door opens into a light and spacious hallway with laminate flooring, staircase to the first floor and doors opening to

Downstairs W/C

White two piece suite comprise low level W/C, wash hand basin, tiled floor and extractor fan.

Sitting room

Comfortable room with dual aspect windows, carpeted floor and communication points.

Kitchen/diner

Modern range of wall and base units with matching work tops. Integral appliances to include a gas hob and electric oven with extractor fan and hood, dishwasher, space for a fridge/freezer, sink with mixer taps, laminate flooring and double doors opening onto the garden.

First Floor

Stairs lead to the first floor landing area which has an access to the loft area with ladder and is part boarded. Doors opening to

Master bedroom

Double bedroom positioned to the front of the property has built in wardrobes, communication points.

En-suite

White three piece suite comprise shower cubicle, low level W/C, wash hand basin, laminate flooring and extractor fan.

Guest bedroom

Double bedroom positioned to the rear of the property has built in wardrobes and communication points and a window.

En-suite

White three piece suite comprise shower cubicle, low level W/C, wash hand basin, laminate flooring and extractor fan.

Bedroom three

Double bedroom positioned to the rear of the property has communication points and dual aspect windows overlooking the garden.

Bedroom four

Three quarter bedroom is positioned to the rear of the property with a window overlooking the garden.

Bathroom

White three piece suite comprise bath with shower over, low level W/C, wash hand basin, laminate flooring and a window to the front elevation.

Gardens

Front is mainly set to lawn with hedge to the perimeter and a paved pathway to the front door. The area set to lawn leads round to the side of the property leading a driveway offering off street parking for one vehicle. There is a fully enclosed garden again mainly set to lawn with a paved patio area and fence to the perimeter.

Integral garage

Single garage, containing power, light and an up and over door.

Lavender Way, Easingwold, YO61 3GU



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