



Carr Lane, Sutton-On-The-Forest, York, YO61 1EB

£475,000



Ivy Cottage, Carr Lane, Sutton-On-The-Forest, York, YO61 1EB

£475,000

IVY COTTAGE IS CURRENTLY UNDER CONSTRUCTION AND DUE TO BE COMPLETED SEPTEMBER, A HIGH QUALITY BRAND NEW 3 BEDROOMED END TERRACE FAMILY HOME, ENJOYING A DELIGHTFUL POSITION SET WITHIN THIS SMALL EXCLUSIVE DEVELOPMENT IN THIS WELL REGARDED VILLAGE JUST 8 MILES NORTH OF YORK CITY CENTRE. BUILT BY THE AWARD WINNING LOCAL HOUSE BUILDER VA HOMES RENOWNED FOR THEIR DESIGN AND BUILDING OF QUALITY HOMES TO AN EXCELLENT SPECIFICATION MEETING TODAY'S HIGH STANDARDS.



Description

With a 10 Year Warranty, Air Source Heating and Double Glazing
Reception Hall, Cloakroom/WC, Study/Snug, Open Plan Living/ Kitchen/ Dining Room,
Utility Room
First Floor - Landing, Master Bedroom with Ensuite Shower Room, 2 Further Bedrooms,
House Bathroom
Turfed Gardens, Private off Street Parking for Two Vehicles, Single Garage and EV
Charging Point.

Ground Floor:-
Reception Hall
Cloakroom/WC
Study/Snug – 3.73 x 3.11 – (12'3 x 10'2)
Open Plan Living/ Kitchen/ Dining Room – 8.11 x 5.81 (26'6 x 19'6)
Utility Room – 1.88 x 1.87 (6'2 x 6'1)

First Floor Master Bedroom - 4.89 x 3.51 – (16'1 x 11'6)
En-suite Shower Room/WC
Bedroom 2 - 4.08 x 2.54 (13'4 x 8'4)
Bedroom 3 - 3.20 x 2.35 (10'5" x 7'8")
House Bathroom

Single Garage
Landscaped Gardens

LOCATION Sutton on the Forest lies approximately 8 miles north of York, a pretty former estate village which is still dominated by Sutton Hall at its centre. Many of the houses date from the 1700s and front the wide village street and grassed greens. The village has a reputable primary school, a well established popular preschool play group/toddler group, one public house and bus service, with more extensive facilities available within the Georgian market town of Easingwold some 6 miles away. Sutton on the Forest has long been regarded as a particularly sought after village location.

POSTCODE - YO61 1EB - TENURE - Freehold - SERVICES - Mains water, electricity and drainage, with air source heat pump - underfloor heating to the ground floor - radiators to the first floor.

VIEWINGS - Strictly by prior appointment through the sales agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com.

DIRECTIONS From our central Easingwold office, proceed along Long Street, and bear left onto Stillington Road. Continue along the road to Stillington, and turn right signposted Sutton on the Forest. At the mini roundabout by the Village Hall, proceed a short distance whereupon Ivy Cottage is positioned on the left hand side, identified by the Churchills For Sale board.

Features

- COMPLETING SEPTEMBER 2024
- 3 BEDROOMED END TERRACE
- LAST 3 REMAINING
- SMALL EXCLUSIVE DEVELOPMENT
- FAMILY HOME
- EXCELLENT SPECIFICATION
- WELL REGARDED VILLAGE
- 10 YEAR WARRANTY
- 8 MILES NORTH OF YORK
- LOCAL AWARD WINNING DEVELOPER

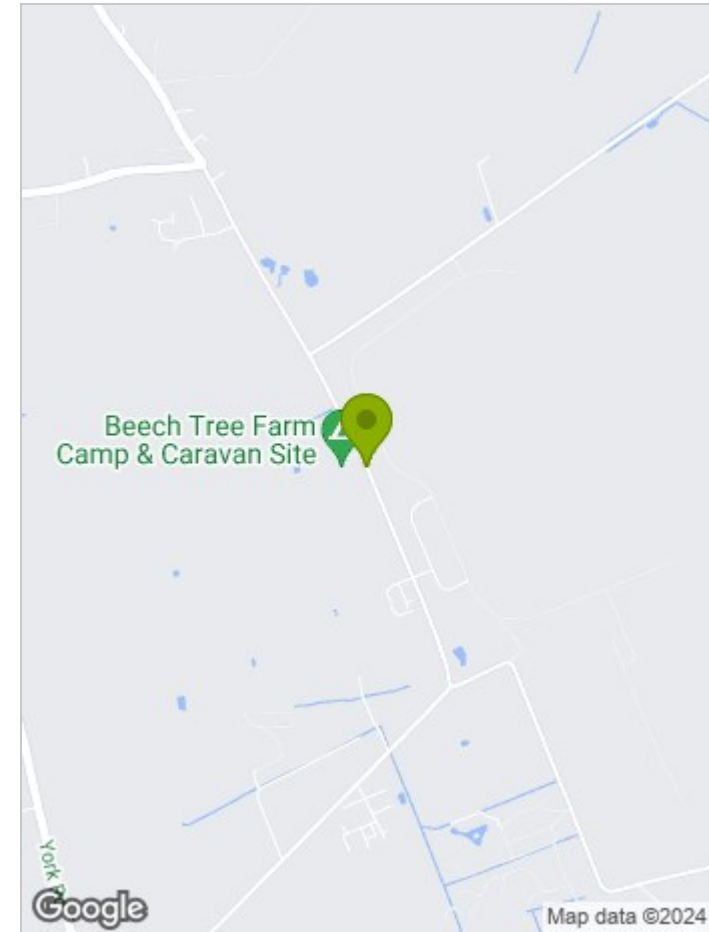


- 1 Mulberry House, Carr Lane, Sutton-on-the-Forest, YO61 1EB - UNDER OFFER
- 2 Dove Cottage, Carr Lane, Sutton-on-the-Forest, YO61 1EB - RESERVED
- 3 Hazel Cottage, Carr Lane, Sutton-on-the-Forest, YO61 1EB - AVAILABLE
- 4 Ivy Cottage, Carr Lane, Sutton-on-the-Forest, YO61 1EB - AVAILABLE
- 5 Foxglove House, Carr Lane, Sutton-on-the-Forest, YO61 1EB - AVAILABLE

FLOOR PLAN



LOCATION



EPC

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