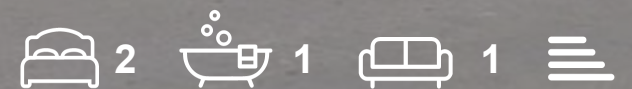




Dove Cottage, Carr Lane, Sutton-On-The-Forest,
York, YO61 1EB

£325,000



STYLISHLY APPOINTED 2 BEDROOM END TERRACE CURRENTLY UNDER CONSTRUCTION TO AN EXCEPTIONAL SPECIFICATION AND DUE FOR COMPLETION SEPTEMBER 2024 WITHIN THE WELL-REGARDED VILLAGE OF SUTTON ON THE FOREST. A SMALL EXCLUSIVE DEVELOPMENT BROUGHT TO YOU BY V A HOMES A QUALITY LOCAL BUILDER, SET WITHIN COTTAGE STYLE GARDENS WITH ALLOCATED OFFSTREET PARKING AND ENJOYING EASE OF ACCESS TO THE NORTH OF YORK.

With a 10 Year Warranty, Air Source Heating and Double Glazing.

In brief Dove Cottage comprises;

Front door leading to a central hallway and ground floor CLOAKROOM/WC and storage.

Modern open plan LIVING FAMILY DINER with bi-fold doors leading to an east facing terrace and private enclosed garden with far reaching open countryside views.

Fitted modern KITCHEN with integrated appliances.

PRINCIPAL BEDROOM with Juliet balcony and fitted wardrobes.

Second DOUBLE BEDROOM.

Further storeroom off the landing.

4 piece HOUSE BATHROOM with bath and separate shower.

Air source heat pump and underfloor heating to the ground floor – radiators first floor.

Private OFF STREET PARKING for two cars at the rear incorporating 32 Amp Electric car charging point.



* For illustration purposes only

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LOCATION - Sutton on the Forest lies approximately 9 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, bus service and soon to re-open Rose and Crown Public House and Restaurant, Il Paradiso On The Forest Italian Restaurant, Sutton Park Tea Rooms 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 Dove Cottage is positioned on the left hand side, identified by the Churchills For Sale board.

FLOOR PLAN



LOCATION



EPC

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.