



21 Abbott Close Easingwold
York, YO61 3QY
£395,000

BEAUTIFULLY APPOINTED 4 BEDROOMED DETACHED FAMILY HOME SET IN A HIGHLY DESIRABLE CUL DE SAC LOCATION, IMMACULATLY MAINTAINED AND, REVEALING SPACIOUS ACCOMMODATION IN EXCELLENT DECORATIVE ORDER COMPLEMENTED BY ATTRACTIVE, PART WALLED LANDSCAPED REAR GARDENS WITHIN LEVEL WALKING DISTANCE OF EASINGWOLD MARKET PLACE AMENITIES

Mileages: York - 13 miles, Thirsk - 11 miles (Distances Approximate)

With UPVC double glazing, bi-fold doors and mains gas central heating.

Reception Lobby, Sitting Room, Fitted Kitchen with Dining Area, Utility Room, Cloakroom/WC.

First Floor Landing, Principal Bedroom with En Suite Shower Room/WC, 3 Further Double Bedrooms and Family Bathroom.

Double Width Driveway, Integral Single Garage, Front Lawned Garden, Enclosed Landscaped Part Walled Rear Garden.

Enjoying a delightful cul-de-sac position of this relatively new development, No. 21 is an attractive detached 4 Bedroomed Family Home, which is worthy of an internal inspection to fully appreciate the stylish and beautifully decorated accommodation.

A composite ENTRANCE DOOR beneath a canopy opens to a RECEPTION LOBBY.

The SITTING ROOM extends to almost 20ft in length into a square bay window overlooking the front garden. An inner door opens to the delightful fitted KITCHEN with DINING AREA, having a square bay window, with eye catching bi-fold doors opening to the patio and pleasant landscaped gardens beyond.

Fitted with a range of 'Shaker' style fittings comprising cupboard and drawer wall and floor fittings, complemented by straight edge woodgrain effect preparatory work surfaces, inset 1½ bowl stainless steel sink unit with side drainer and mixer tap, beneath UPVC double glazed windows overlooking the gardens, inset 4 ring gas hob with stainless steel chimney style extractor over, stainless steel splash, double oven, fridge, freezer and dishwasher, low voltage spot lights, tiled floor, UPVC bi-fold doors open onto a fully enclosed garden.

Adjoining UTILITY ROOM with stainless steel sink unit with side drainer and mixer tap, adjoining work surfaces with cupboard under, washing machine and built-in tumble dryer, ¾ height utility cupboard and wall mounted gas central heating boiler, UPVC panelled and glazed side door, tiled floor.

CLOAKROOM, having a white suite comprising pedestal wash hand basin with tiled splash, low suite WC and tiled floor.

From the Reception Hall, stairs with a timber handrail rise to the FIRST FLOOR LANDING and loft access. Shelved AIRING CUPBOARD with hot water cylinder.

The spacious PRINCIPAL BEDROOM enjoys a pleasant outlook to the front with recessed wall providing space for wardrobes.

The EN SUITE has half tiled walls and tiled floor with a white suite comprising; corner shower cubicle with full height aqua





panels, plumbed shower, pedestal wash hand basin, low suite WC, vertical chrome heated towel radiator and extractor.

BEDROOM 2 recessed to one side, pleasant outlook to the front.

BEDROOM 3 overlooks the rear gardens and **BEDROOM 4**, being an 'L' shaped room, with pleasant aspect.

Part tiled **FAMILY BATHROOM** has a white suite comprising panelled bath with shower screen and plumbed shower, wall hung wash hand basin, low suite WC, vertical heated towel radiator and tiled floor.

OUTSIDE - At the **FRONT** is an open plan lawn and double width driveway providing off road parking and leading to the **INTEGRAL GARAGE**, (18'0 x 8'5,) with light and power.

A side path with bin storage and hand gate opens to the **REAR GARDEN**, which has a full width paved patio. Beyond is a shaped lawn, having borders mature borders with a corner raised decked terrace to capture the evening sun. External water tap.

LOCATION - Easingwold is a busy Georgian market town offering a wide variety of shops, schools and recreational facilities. There is good road access to principal Yorkshire centres including those of Northallerton, Thirsk, Harrogate, Leeds and York. The town is also by-passed by the A19 for travel further afield.

POSTCODE - YO61 3QY

COUNCIL TAX BAND - E

TENURE - Freehold

SERVICES - Mains water, electricity and drainage, with gas fired central heating.

DIRECTIONS - From our central Easingwold office, proceed south along Long Street and turn left onto Stillington Road. Continue along, taking the second turning on your right into Regent Drive. Turn first right into Abbott Close where upon No. 21 can be identified by the Churchills 'For Sale' board on the right hand side.

VIEWING - Strictly by appointment with the sole agents, Churchills Tel: 01347 822800 Email: easingwold@churchillsyork.com



FLOOR PLAN

