



Sadlers Court Alne
York, YO61 1RJ
£375,000

AN IMMACULATLY PRESENTED AND BEAUTIFULLY APPOINTED 4 BEDROOMED DETACHED FAMILY HOME SET WITHIN ATTRACTIVE LANDSCAPED GARDENS AND ENJOYING A PLEASANT POSITION ON THE EDGE OF THIS HIGHLY POPULAR AND ACCESSIBLE VILLAGE WITH EASE OF ACCESS ONTO THE A19.

Mileages: York - 15 miles, Easingwold - 4 miles (Distances Approximate).

With UPVC double glazing, oil fired central heating, some composite plantation shutters and further quality appointments throughout.

Superbly Fitted Kitchen/ Breakfast Room, Dining Room/ Study, Full Width L-Shaped Sitting Room, Cloakroom/WC.

First Floor Landing, Principal Bedroom with En Suite Shower Room/WC, 3 further Bedrooms, House Bathroom.

Railed Forecourt, Off Road Parking, Single Garage, Landscaped South West Facing Lawned Rear Garden with Full Width Patio Area and Summerhouse.

From a central part glazed and panelled composite stable door opens to a KITCHEN BREAKFAST ROOM with stairs rising to the first floor. A central eye catching island with granite work surface which extends to form a breakfast bar with floor cupboards below and power. Fitted sink with swan style mixer tap with etched drainer grooves to the work surface. Modern pendulum lights above.

To one side there is a range of wall cupboards of which some are part glazed display units with matching base and floor units complemented by granite work surfaces and matching upstands. Electric hob with granite splash back, stainless steel chimney style extractor above with electric oven to one side below. Fitted dishwasher, space for a free standing fridge freezer and a window overlooking the front cottage style garden.

To one side under the stairs a neatly appointed CLOAKROOM/WC with wash hand basin on a pedestal, low suite wc and wall mounted alarm panel.

Across from the Kitchen Breakfast Room there is an adjoining formal DINING ROOM/STUDY with front aspect.

L SHAPED SITTING ROOM with feature timber effect joist, central double glazed window flanked by French doors behind plantation shutters which lead to the pleasant rear patio and gardens beyond. To one side there is feature cast electric wood burning effect fireplace on a stone hearth and floating timber mantle. A pleasant room which extends to the full width of the property.

Central staircase leads to the FIRST FLOOR LANDING with airing cupboard housing the hot water cylinder which is shelved for linen. Loft hatch access with drop down ladder comprehensively boarded with light.

PRINCIPAL BEDROOM enjoys a pleasant outlook over the south west facing landscaped lawned rear garden.

ENSUITE SHOWER room which is tiled throughout with mains plumbed shower cubicle, low suite WC, wash hand basin on a pedestal, and a heated vertical chrome towel radiator.

There are THREE FURTHER DOUBLE BEDROOMS benefiting from fitted wardrobes.

FAMILY BATHROOM - comprising a three piece white suite with a panelled bath and mains plumbed shower over and





shower screen to the side, wash hand basin on a pedestal, low suite WC, vertical chrome towel radiator, tiled throughout.

OUTSIDE – Willow Cottage is approached over a shared gravel drive where there is parking for two vehicles. A brick sett driveway leads to a single garage (17ft 4 x 8ft 1) with up and over door with a personal door leading out to the rear gardens. Power, light and water with plumbing for a washing machine and further white goods. Adjoining the drive there is gravel forecourt behind wrought iron railings and pathway to the front door.

To the side a pathway leads through an iron gate, past useful bin storage area which opens up to the rear fully enclosed child and pet friendly south facing rear garden. A full width paved patio with central pergola adjoining a shaped, mainly laid to lawn garden with a Summerhouse. A further rear patio to the corner interspersed by maturing borders perfect for those alfresco evenings.

TENURE - Freehold

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

COUNCIL TAX BAND - E

POSTCODE - YO61 1RJ

LOCATION - Alne is an attractive village with a mixture of period houses behind long front gardens which front the village street. The village is ever popular and well served with a highly regarded primary school, bus service and public house. Alne is accessible for both the A19 and A1(M) and readily accessible to local town centres including those of Easingwold (4 miles) and York (15 miles). For those who have a keen interest in sporting activities the village boasts many different activities including football, tennis and cricket facilities.

DIRECTIONS - From our central Easingwold office, proceed south along the A19, and take the first turning right onto Forest Lane, signposted Alne. Proceed for some distance, and turn right onto Station Road. Continue along the road, whereupon Winning Post House, Sadlers Court is positioned on the right-hand side, Willow Cottage is positioned at the rear of the driveway on the left hand side.

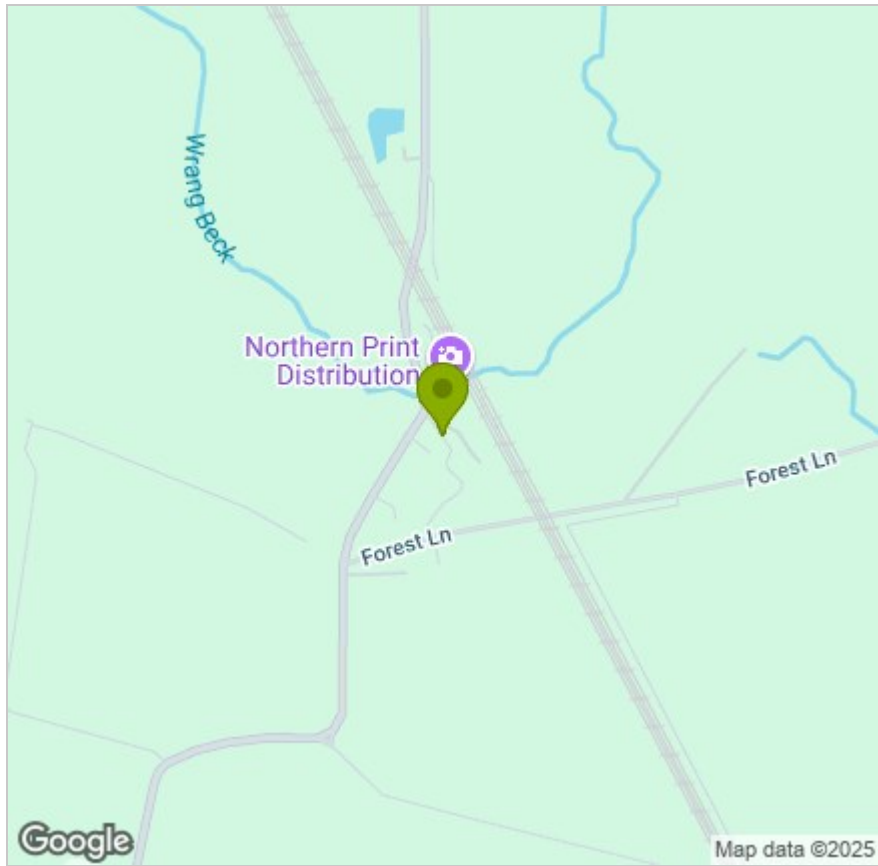
VIEWING - Strictly by prior appointment through the selling agents, Churchills Tel: 01347 822800 email: easingwold@churchillsyork.com



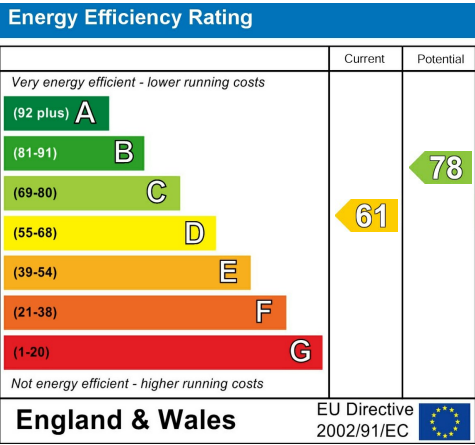
FLOOR PLAN



LOCATION



EPC



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