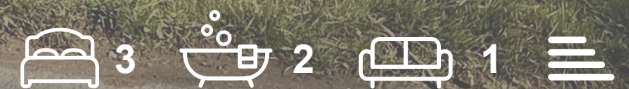




Ivy Cottage Carr Lane Sutton-On-The-Forest

York, YO61 1EB

£475,000



BRAND NEW 3 BEDROOMED END TERRACE OFFERING BEAUTIFULLY APPOINTED AND SURPRISINGLY SPACIOUS FAMILY ACCOMMODATION BUILT TO A DEMANDING SPECIFICATION BY V & A HOMES A LOCAL AWARD WINNING BUILDER, COMPLEMENTED BY ATTRACTIVE PRIVATE GARDEN AND GARAGE, ENJOYING A QUIET POSITION IN THE HIGHLY ACCESSIBLE VILLAGE OF SUTTON ON THE FOREST HAVING EASE OF ACCESS INTO YORK AND TO THE A19.

Mileages: York – 9 miles, Easingwold – 6 miles (Distances Approximate)

With UPVC Double Glazing, Air Source Heat Pump and Underfloor Heating throughout the ground floor, 10 Year Structural Warranty and Quality Fittings Throughout.

Reception Hall, Stunning Open Plan Kitchen/ Living/ Dining Room, Separate Utility, Snug/ Study, Cloakroom/WC. Timber Engineered Flooring Throughout the Ground Floor.

First Floor Landing, Bedroom 1 with Luxury En Suite Shower Room/WC, 2 Further Double Bedrooms, Luxury Family Bathroom/WC.

Outside; Landscaped Gardens, Single Garage.

Approached over a flagged pathway to the side a uPVC panelled and double-glazed entrance door opens to a RECEPTION HALL with useful under the stairs storage cupboard.

CLOAKROOM/WC with corner wall hung wash hand basin, low suite WC.

KITCHEN LIVING DINING ROOM, fitted with a range of shaker style fittings complemented by quartz preparatory work surfaces and matching upstands, central NEFF 4-ring induction hob with quartz splashback and concealed extractor over flanked by matching wall cupboards. Integrated fridge/freezer, Neff Electric oven with cupboards above and below. LED countertop downlights.

Eye catching island with inset stainless steel sink with etched drainer grooves to the worksurface, swan style mixer tap. The quartz top extends to form a breakfast bar with fitted dishwasher below.

LIVING AREA, with Bifold double glazed doors open to a paved patio and fully enclosed child and pet friendly rear gardens.

SEPARATE UTILITY with straight edge worktop and matching upstand, wall and base units. Plumbing and space for a washing machine and further space for a separate tumble dryer.

SNUG/ STUDY with engineered timber flooring and uPVC window to the front aspect.

Painted balustrade with timber handrail lead up to the first floor landing with loft hatch access. Airing cupboard with pressurised hot water cylinder.

The PRINCIPAL BEDROOM is generous in size, with recessed space for a wardrobes. uPVC double glaze window overlooking the front aspect and door leading to;

A good size part tiled L-shaped LUXURY EN SUITE SHOWER ROOM, mains plumbed shower with overhead rose and handheld shower attachment fully tiled with recessed vanity shelf, wall mounted wash hand basin, low suite/WC, vertical chrome towel radiator.





To the rear there are TWO FURTHER DOUBLE BEDROOMS both with stunning countryside views.

FAMILY BATHROOM comprising a white suite with part tiled walls, panelled bath with full height tiling over, plumbed shower and screen, wall hung vanity wash hand basin, low suite WC, vertical chrome heated towel radiator.

OUTSIDE - A paved pathway leads down the side and opens up to the rear garden boasting stunning countryside views with full width patio adjoining the bifold doors. Outside tap, double power sockets and up/down lights. Fully enclosed with a central pathway leading to the very rear and accessing a personal door to the garage.

A tandem bricksett driveway providing off-road parking which in turn leads to a **SINGLE GARAGE** (18ft 11"x 8'ft 10") with metal up and over door, power and light and personal door to the rear. Good storage is provided to the roof void.

VIEWING ADVISED TO FULLY APPRECIATE.

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.

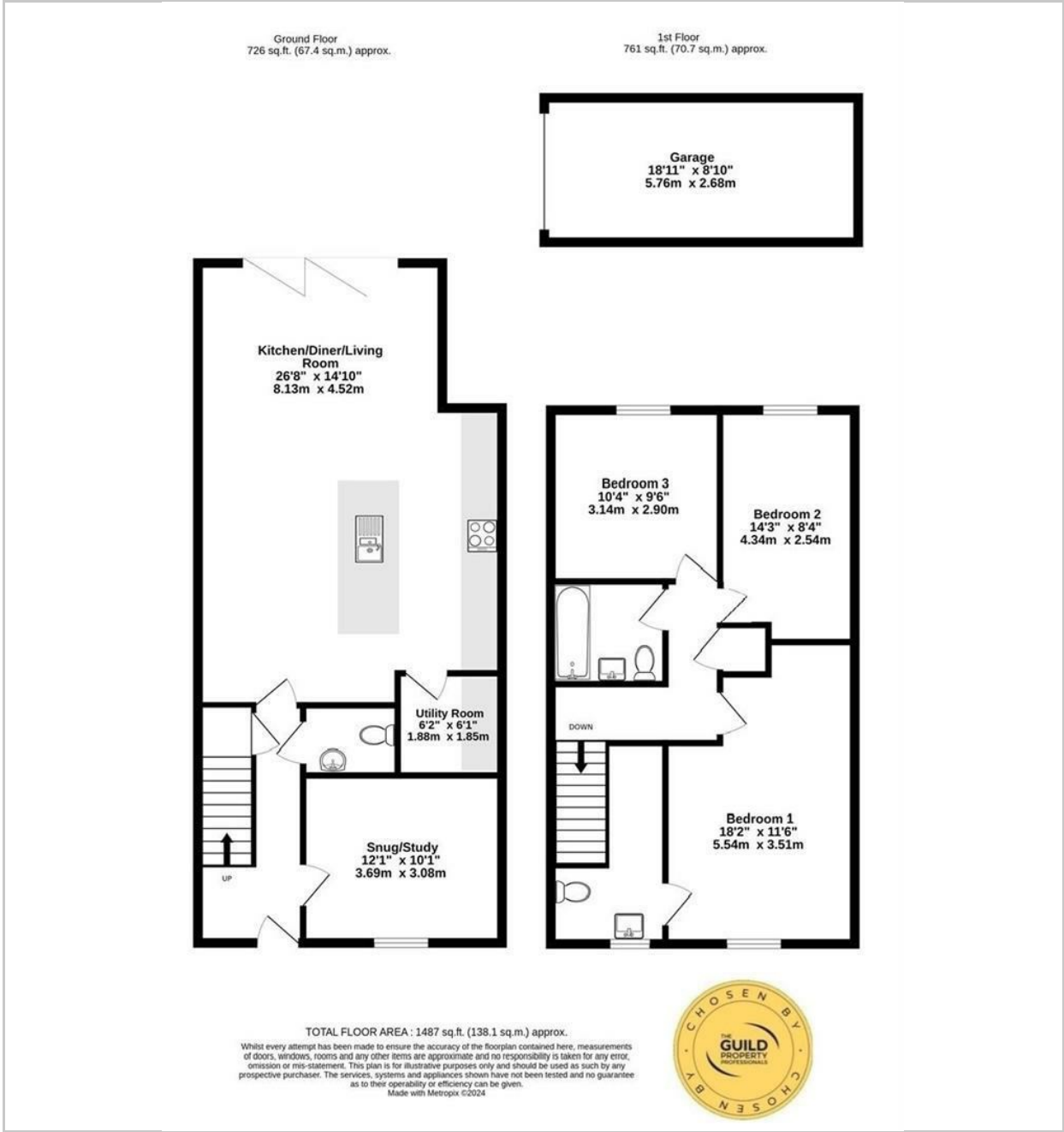
DIRECTIONS - From our central Easingwold office, proceed along Long Street, and bear left onto Stillington Road. Continue along the road to Stillington, and turn right signposted Sutton on the Forest. At the mini roundabout by the Village Hall, proceed a short distance whereupon Ivy Cottage is positioned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

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

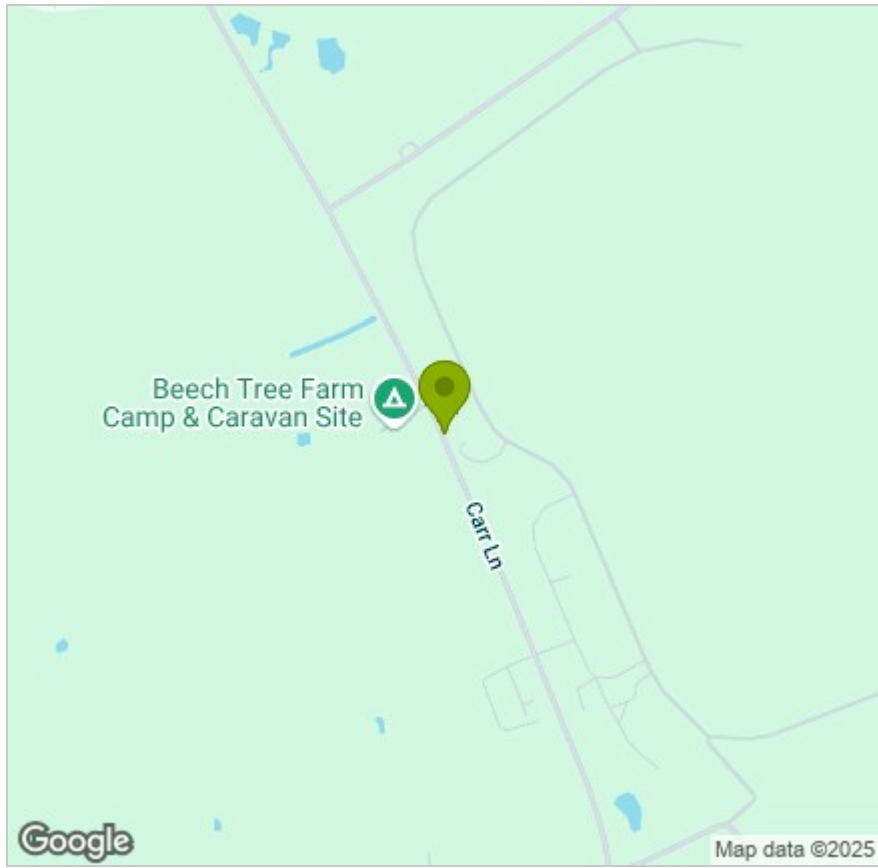
AGENTS NOTE – The living/kitchen/dining room, Snug/Study and Bedroom have been digital enhanced by virtual furniture.



FLOOR PLAN



LOCATION



EPC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.