

NOVE



Felstead, Sutton

Thirsk

Guide Price **£475,000**

Felstead

Sutton, Thirsk

Nestled in the charming village of Sutton under Whitestonecliffe, near Thirsk, Felstead is a beautifully presented three-bedroom detached house that effortlessly combines modern living with a tranquil rural setting.

As you enter, you'll find two well-appointed bedrooms on the ground floor, ideal for convenient living. The spacious layout flows into a stunning kitchen, featuring solid countertops and ample space for culinary creativity. The house has been thoughtfully extended to the rear, providing additional living space that seamlessly integrates with the heart of the home.

Upstairs, you'll discover a serene master bedroom, complete with an en-suite bathroom, offering privacy and comfort. The property includes a total of two well-designed bathrooms, ensuring convenience for families and guests alike.

Outside, the large driveway and garage provide plenty of parking and storage options. The private, fully enclosed garden is perfect for outdoor entertaining or simply enjoying the peaceful surroundings.

Felstead is a delightful blend of space, style, and functionality, making it a perfect family home in the picturesque North Yorkshire countryside. Don't miss the opportunity to make this your own!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

- Three Bedroom Detached Dormer Bungalow
- Private Garden
- Extended to the Rear
- Log Burning Stove
- Off Street Parking and Garage
- Village Location





Entrance Hall

On entering the front door you are welcomed into a hall offering access to all ground floor rooms and storage.

Living Room

17' 11" x 11' 7" (5.45m x 3.52m)

The large living room is open plan with the dining room, this light airy space has a large window to the front elevation. The beamed ceiling and log burning stove add lovely features.

Dining Room

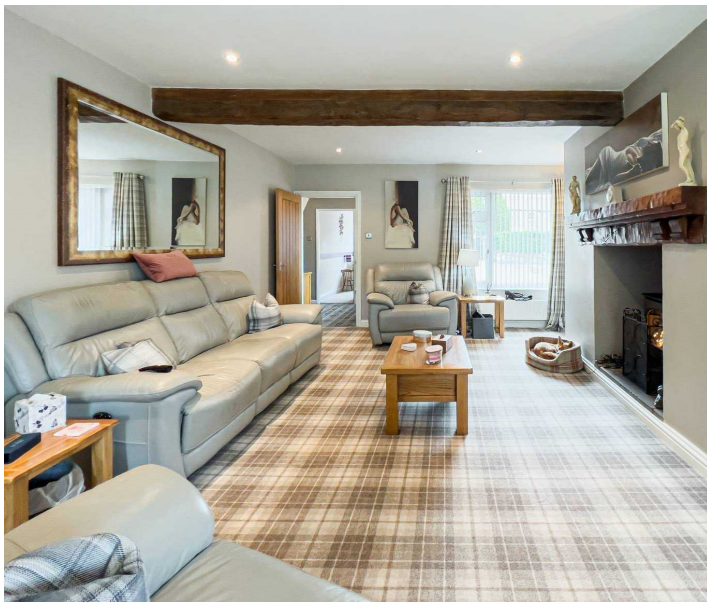
13' 10" x 11' 1" (4.22m x 3.39m)

The dining room has been converted from the conservatory, now fitted with a solid roof the rear elevation is all windows overlooking the garden. A upvc door leads to the patio and garden beyond.

Kitchen

16' 6" x 10' 8" (5.04m x 3.25m)

The kitchen is the heart of the home and this one has the wow factor. Fitted with solid wood base and wall units the solid granite worktop also has a breakfast bar set into the central island. The range master has five gas burners and electric hob too. The kitchen is fitted with great features including pantry storage and in counter pop up electric sockets. A large fridge freezer and dishwasher all integrated. A stable door leads out to the patio. The flooring is Amtico, laid diagonally for a fantastic finish.



Utility Room

9' 1" x 7' 5" (2.78m x 2.27m)

The utility room has plumbing for the washing machine and tumble dryer and built in fridge. Finished with base and wall units in a slate grey colour and sink set into the worktop there is lots of useable storage. A large window to the side path.

Ground Floor Bathroom

7' 1" x 5' 6" (2.16m x 1.67m)

On the ground floor the house bathroom has a double size walk in shower cubicle with a heated towel rail and tiled walls and floor. An obscure glass window to the side.

Bedroom Two

13' 0" x 10' 6" (3.95m x 3.21m)

To the front of the property the second bedroom has a large window.

Bedroom Three

12' 11" x 7' 5" (3.94m x 2.27m)

To the front of the property the third bedroom has fitted storage.





Main Bedroom

19' 9" x 12' 2" (6.02m x 3.70m)

This spacious bedroom is created from what was, two smaller rooms, now offering fantastic light through the dual aspect windows and a fantastic, walk in wardrobe and en suite bathroom.

En Suite Bathroom

7' 9" x 6' 2" (2.37m x 1.88m)

The ensuite bathroom has a white bathroom suite with overhead shower. With wood paneling and tiled floor.



GARDEN

Felstead sits on a large plot with trees to the front and an enclosed garden to the rear. Set off from the house is a large patio which wraps across the back of the property, down the steps is a lawn with well established borders and gravelled seating area beyond.

GARAGE

Single Garage

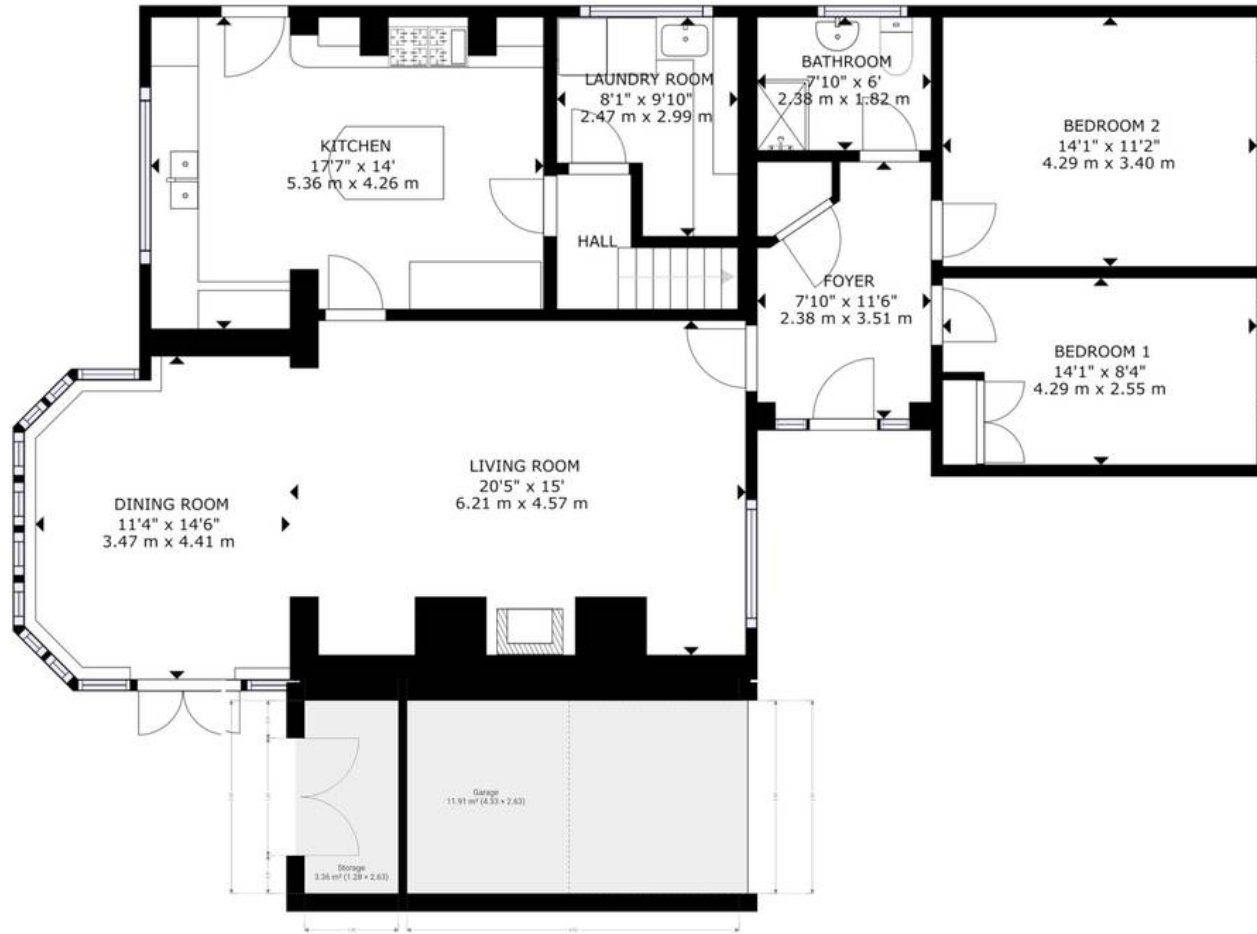
The garage is accessed via an up and over door to the front and benefits from light and power. The garage has its own loft space for additional storage.

DRIVEWAY

5 Parking Spaces

A spacious, block paved driveway offers parking for multiple vehicles.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1300 sq ft, 120.76 m², FLOOR 2: 480 sq ft, 44.57 m²
 TOTAL: 1780 sq ft, 165.33 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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