



HUNTERS[®]
HERE TO GET *you* THERE

Thornbury Stillington Road, Sutton-On-The-Forest, YO61
1EQ

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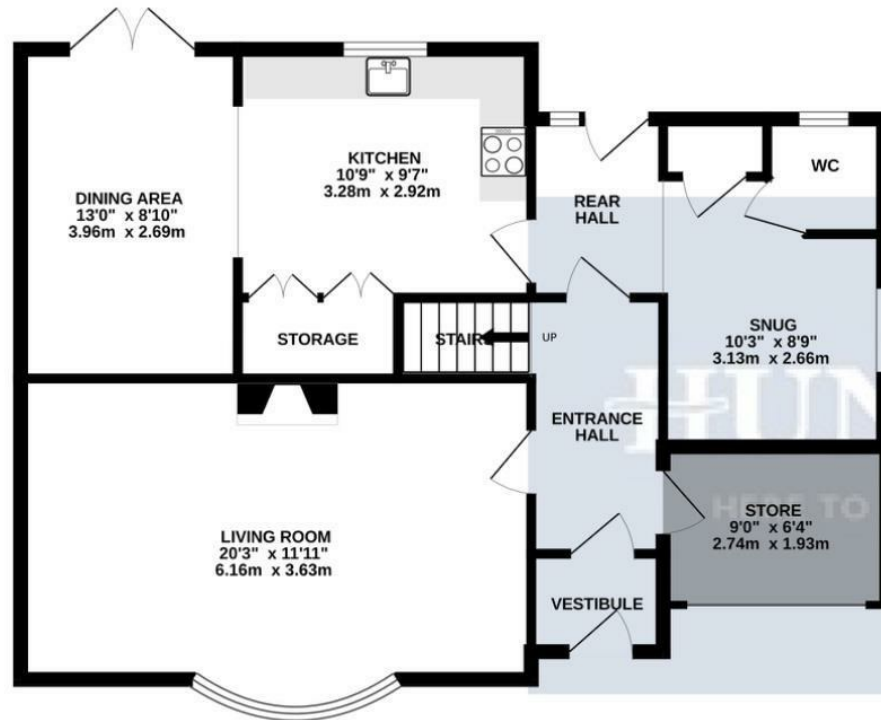
Guide Price £480,000

Available to purchase in the popular village of Sutton-on-the-Forest is this 4-bedroom detached house offering a spacious and versatile layout, ideal for family living. The ground floor boasts a welcoming living room, a snug, a dining kitchen, a cloakroom and a useful store. Upstairs, there are four well-proportioned bedrooms and a bathroom, and the added potential of adding an ensuite to the main bedroom. Externally, the property features a gravelled drive for off-street parking at the front, whilst to the rear, there is an enclosed lawned garden perfect for outdoor relaxation and entertaining. EPC Rating: E Council Tax Band: E

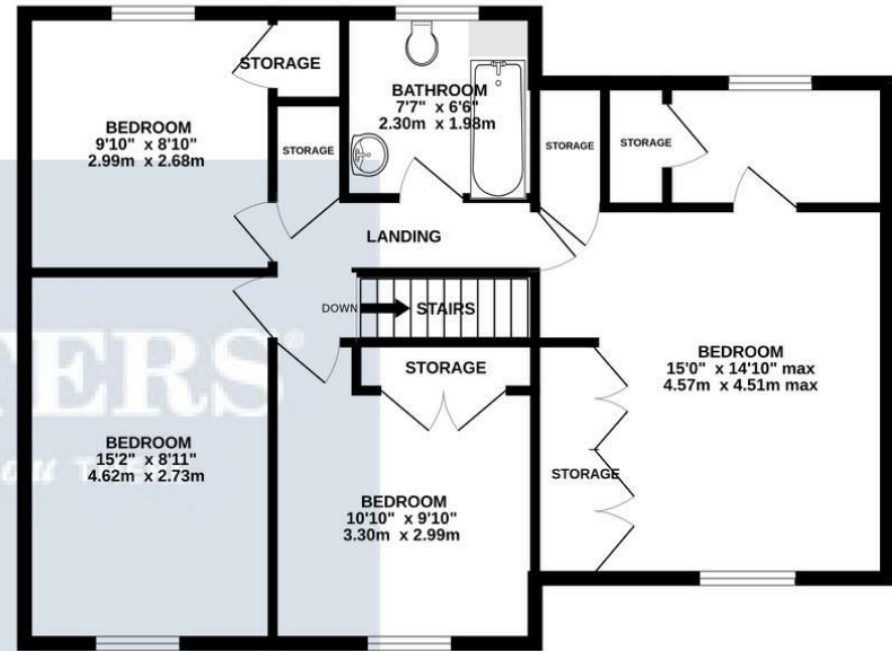
Call the office today on 01347 823535 to arrange a viewing.

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GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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- **FOUR BEDROOM DETACHED FAMILY HOME**
- **DINING KITCHEN**
- **POTENTIAL FOR AN ENSUITE**

- **POPULAR VILLAGE LOCATION**
- **FOUR BEDROOMS**
- **DRIVEWAY PARKING**

- **VERSATILE LIVING ACCOMMODATION**
- **HOUSE BATHROOM**
- **ENCLOSED REAR GARDEN**

PROPERTY DESCRIPTION

Upon entering this property through the front door, you are greeted by a welcoming vestibule leading into the spacious main entrance hall. From here, access is provided to various areas of the ground floor. To the front elevation lies the inviting living room, with a large window to the front aspect and featuring an open fire set within a surround and hearth. The snug is open plan to the rear hall with a side aspect window and convenient access to a downstairs W.C. which is complete with a toilet and a hand wash basin. The heart of the home, the dining kitchen, boasts a well-appointed design with a range of wall and base units, complemented by worktops and a Belfast sink with a mixer tap. Equipped with integrated appliances including an electric range cooker with extractor hood, a dishwasher and a fridge freezer, with french doors providing access to the rear garden, this space is perfect for family gatherings and entertaining. Completing the ground floor is a useful store which can be accessed from the entrance hall or the original garage door to the front of the property.

To the first floor, the landing provides access to four double bedrooms and a bathroom. The main bedroom currently has an additional room off it which has the potential of being converted to an ensuite. The house bathroom is fitted with a bath with a shower over with a glass shower screen, a wall-mounted hand wash basin and a toilet. There is also a window to the rear aspect and a central heated towel ladder.

Externally to the front of the property, there is a gravelled driveway offering off-street parking for numerous vehicles. To the rear of the property, there is a large enclosed garden which is mostly laid to lawn with the addition of a paved seating area, a timber decked seating area and a timber summer house and shed.

ADDITIONAL INFORMATION

- Tenure: Freehold
- Heating: Oil
- Double Glazed Windows
- Council Tax Band: E
- EPC Rating: E

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







