



## Carr Lane, Sutton-On-The-Forest Guide Price £600,000

A stylish and surprisingly spacious 2022 built 4 bedroom detached family home, located within the highly regarded village of Sutton-on-the-Forest and featuring a luxurious high specification interior and delightful lawned gardens.

\*\*\* NO ONWARD CHAIN \*\*\*

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### Inside

A spacious L-shaped reception hall with cloakroom/wc and oak flooring leads off into a sensibly sized snug/home office with oak flooring and a 20'4" (6.20m) long living room with further oak flooring, wood burning stove and double doors opening out into the rear garden. The superbly appointed dining kitchen features Silestone Bianco worktops and a central island with dining bar complemented by a range of base and wall storage cupboards, integrated NEFF appliances, double doors out into the rear garden and a useful utility room leading off.



The generous first floor landing leads off into a principal bedroom with fitted wardrobes and stylish en-suite shower room, impressive 20'4" (6.20m) long 2nd bedroom with fitted wardrobes, 2 further double bedrooms and a luxurious house bathroom featuring a contemporary freestanding bath tub and a separate walk-in shower.

Other internal features of note include an air source heat pump providing underfloor heating on the ground floor and radiators on the first floor, double glazing, oak interior doors throughout and the residue of a 10 year structural warranty.



### Outside

A shared driveway to the side (shared with only 1 neighbouring property) leads round to a brick built 19'9" (6.02m) long garage with power, light, remote control door and a personnel door into the rear garden.

The delightful side and rear gardens are enclosed and provide a generous paved seating area and an L-shaped lawn.

### Services

We have been advised by the vendor that all main services are connected to the property with the exception of mains gas.

### Energy Efficiency

This property's current energy rating is B (89) and has the potential to be improved to an EPC of A (97).

### Council Tax & Postcode

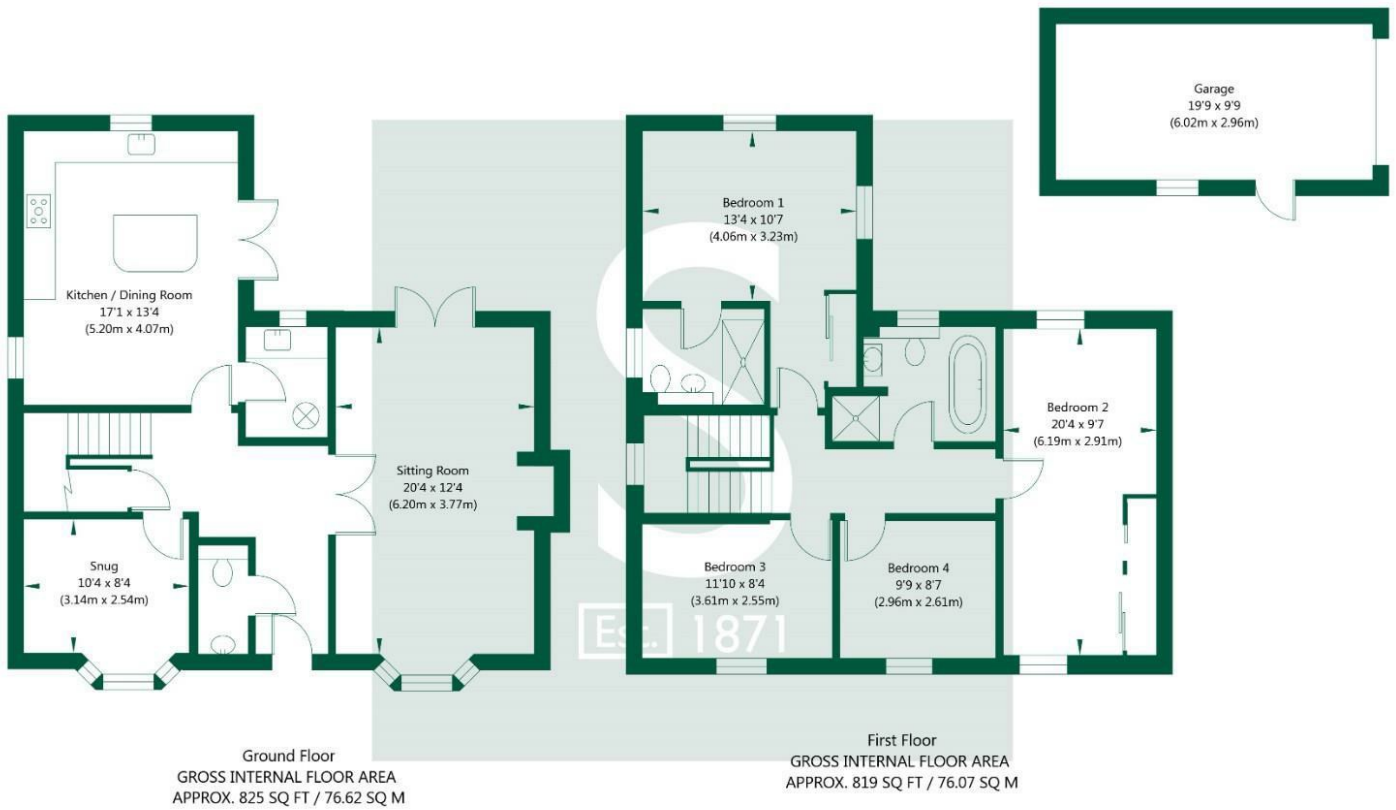
This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO61 1EB.

### Tenure

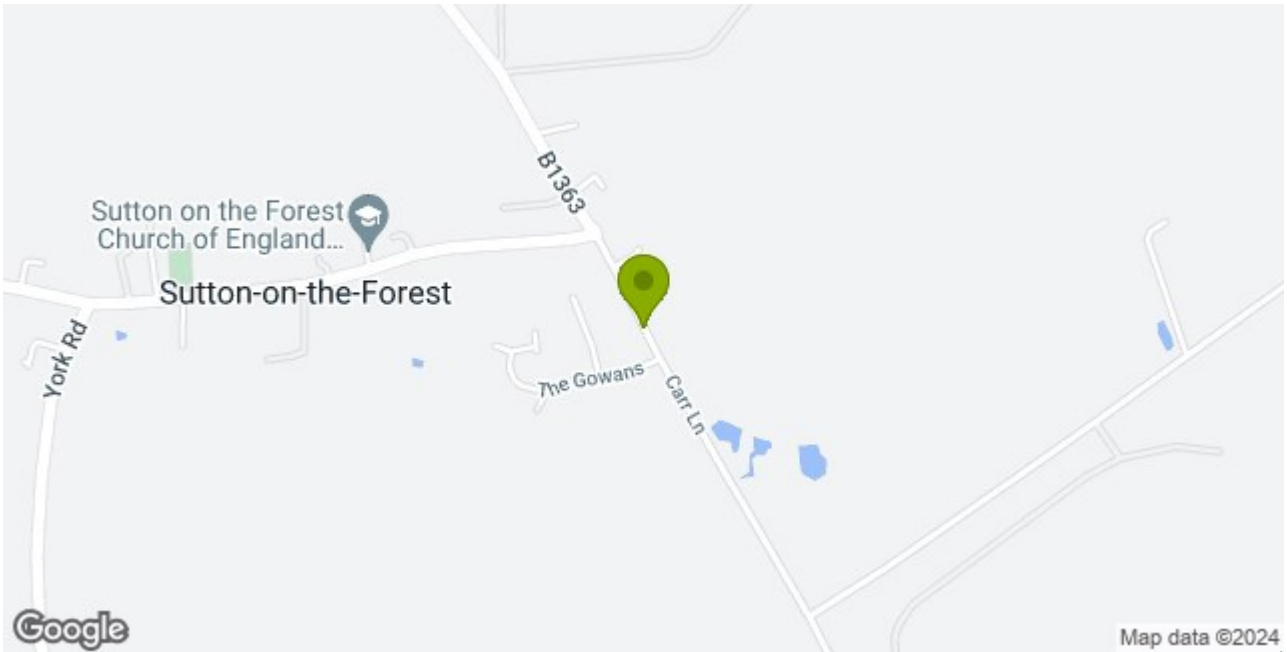
We have been informed by the vendor that the property is freehold.



Carr Lane, Sutton on the Forest, York, YO61 1EB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1644 SQ FT / 152.69 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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