



Carlton Husthwaite Guide Price £525,000

A beautifully presented 4 bedroom detached village home featuring extended ground floor living accommodation, en-suite shower room to the principal bedroom, double garage and an idyllic rear garden.

*** STUNNING ARCHITECT DESIGNED GARDEN ROOM ***

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Inside

A reception hall with cloakroom/wc leads off into a 21'62" (6.45m) long dual aspect living room with contemporary log burning fire and access through into a formal dining area and a stunning architect designed garden room added in 2020 that features oak flooring with underfloor heating, remote control blinds and 2 sliding doors allowing access out into the beautifully landscaped rear garden.



The original 1990's 15'5" (4.70m) long kitchen/breakfast room provides generous storage, extensive worktop space and an integrated double oven and touch control hob complemented by a useful utility room leading off.

The first floor landing leads off into a principal bedroom with fitted wardrobes, rural glimpses and en-suite shower room, 3 further bedrooms (all with rural glimpses, 1 with a built-in wardrobe and 1 currently used as a study with fitted office furniture) and a house bathroom.

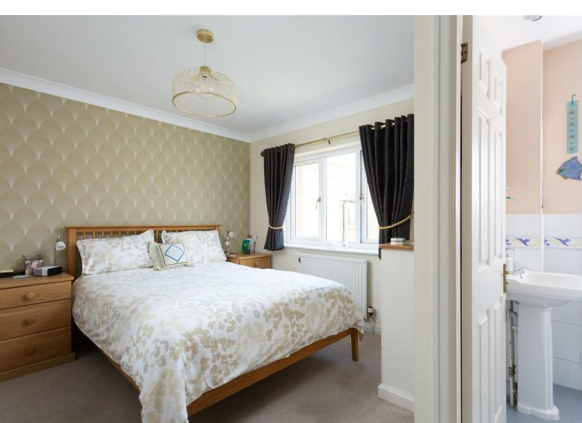


Other internal features of note include double glazing and an oil fired central heating system.

Outside

The pretty front garden provides a low maintenance area and a block paved double width driveway provides parking and access into a double garage with both light and power connected.

The beautifully landscaped rear garden enjoys a high degree of privacy and features a sculptured lawn, paved seating area, potting shed and well stocked flower and shrub bed borders complemented by glimpses of the White Horse.



Services

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

Energy Efficiency

This property's current energy rating is D (62) and has the potential to be improved to an EPC rating of C (77).

Council Tax & Postcode

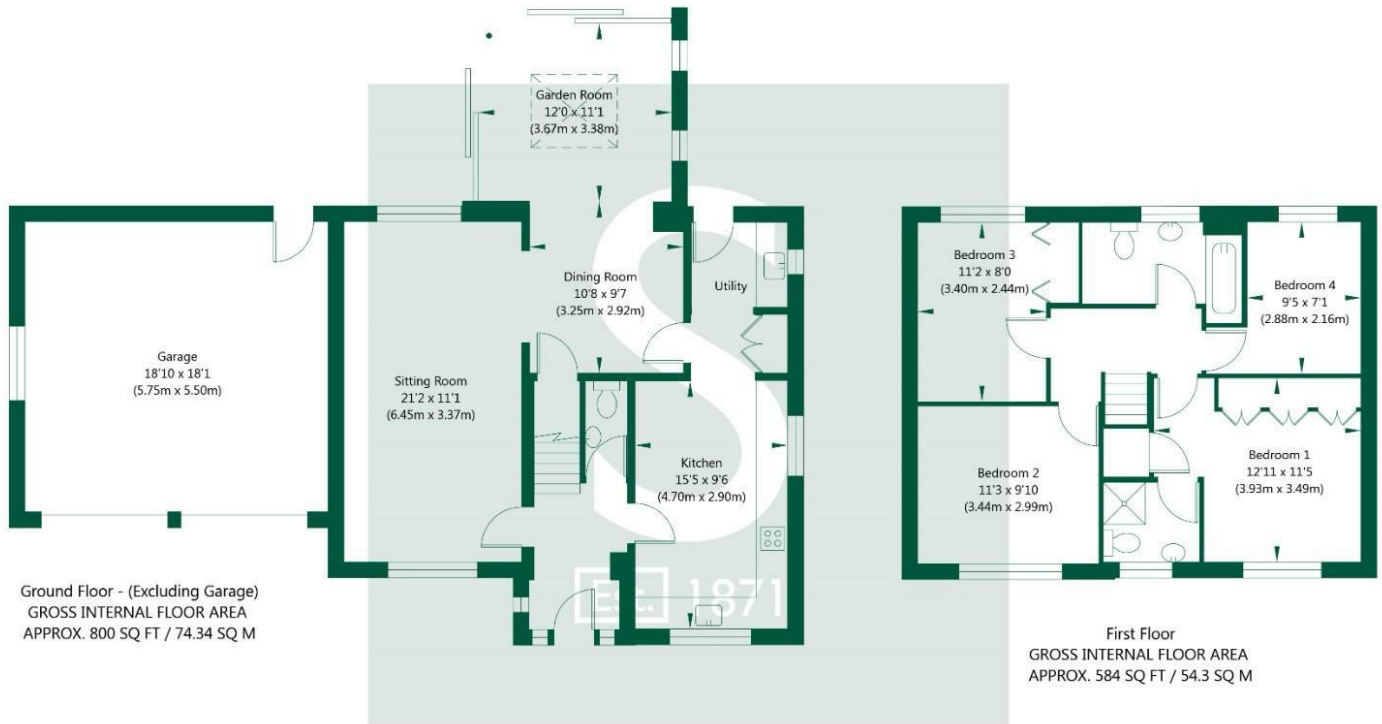
This property sits within North Yorkshire Council and is in the tax band of E. The postcode for the property is YO7 2DA.

Tenure

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



Croft Close, Carlton Husthwaite, York, YO7 2DA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1384 SQ FT / 128.64 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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