



## Chestnut Meadows, Tollerton Guide Price £695,000

A beautifully presented 5 bedroom detached village home in a fantastic 0.80 of an acre plot that includes a 0.60 of an acre paddock, idyllic rear garden, extensive off road parking and a detached double garage.

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## Inside

Originally built in 1999, this fabulous family home welcomes you with an entrance porch and a generous reception hall with a traditional cloakroom and a separate wc. Doors lead off the reception hall into a study, formal dining room and a 15'8" (4.78m) long sitting room with wood burning stove and double doors allowing access out into the idyllic rear garden.

The beautifully appointed kitchen features a quartz topped central island with dining bar, quartz worktops with inset period style twin sink unit and Quooker boiling water tap, base and wall storage cupboards, integrated fridge and dishwasher plus a Smeg "self cleaning" range cooker complemented by double doors out into the rear garden and a spacious utility room off the reception hall.

The first floor landing leads off into a principal bedroom with built-in wardrobes and en-suite shower room, 4 further bedrooms (2 with built-in wardrobes) and a stylish house bathroom.

Other internal features of note include a gas fired central heating system, double glazing and independently controlled underfloor heating in both the en-suite shower room and main family bathroom.

## Outside

The front garden is mainly laid to lawn with well stocked flowerbed borders and a gated driveway to the side of the property provides extensive parking and access into a detached double garage .

The idyllic rear garden has been lovingly landscaped to provide a host of maturing shrubs to shelter 3 delightful paved and shingled seating areas.

Beyond the driveway is grass paddock extending to around 0.60 of acre which also includes raised vegetable beds and a greenhouse.

## Tenure

Freehold

## Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 76\* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

## EPC Rating

C

## Council Tax

G - North Yorkshire Council

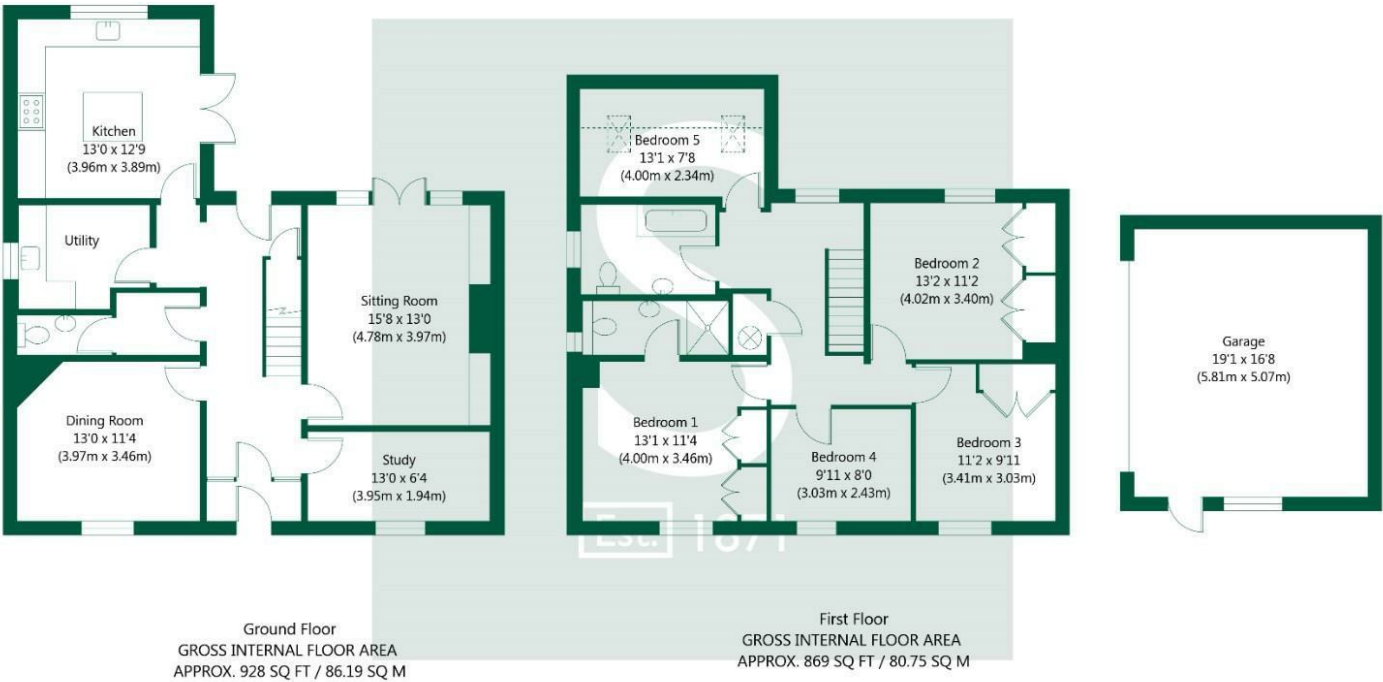
## Current Planning Permissions

No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Chestnut Meadows, Back Lane, Tollerton, YO61 1PT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1797 SQ FT / 166.94 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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