



Trinity Meadows, Stockton On The Forest, York Offers Over £500,000

An imposing detached property offering spacious accommodation which has been lovingly maintained and upgraded. The property enjoys ample off-street parking, beautiful gardens and creates an idyllic family environment. Situated in the heart of the desirable village Stockton-on-the-Forest, this fabulous home is sure to appeal to a range of buyers.



This substantial family home has been well-maintained and cared for by our vendors, with many areas having been thoughtfully upgraded in recent years. Upon entering through the uPVC door with glass panels to either side, you are welcomed into the spacious and light entrance hall, complete with wood flooring, staircase leading to the first floor and doors leading to the further ground floor accommodation.

The principal reception room is found to the front elevation of the property and provides ample natural light through the triple window and open layout into the dining room. A feature fireplace with inset gas fire adds character to this lovely sitting room, as well as the folding wooden doors into the dining room.

Offering plenty of space for a dining table and chairs, the room also benefits from having glass-paned French doors into the conservatory, allowing for an abundance of natural light flow right the way through the property. The conservatory itself boasts exposed brick walls, a vaulted ceiling, a surround of glass windows and a door leading out to the property's lovingly cared for garden.



Found to the rear elevation of the ground floor is the stylish fitted kitchen, which comprises a range of wall and base fitted units, with grey tiled splashback and contemporary quartz worktops. Integrated appliances encompass a dishwasher, full-height fridge/freezer, oven and grill, microwave, stainless steel sink with mixer tap and NEFF induction hob with extractor hood over. Having recently updated the kitchen, the vendors have thoughtfully included additional storage space and a modern vertical radiator.

A useful downstairs WC comprises a low flush WC, pedestal hand wash basin, heated towel rail and boasts a modern tiled floor.

Completing the ground floor accommodation is a further reception room to the front elevation, which makes for a cosy snug room or could alternatively lend itself to an opportune home office.

To the first floor are three generous double bedrooms. The master bedroom is at the front of the property and is a spacious double room with the added benefit of fitted wardrobes; further to having a modern ensuite comprising a corner shower, low flush WC, hand wash basin and heated towel rail.



The two further bedrooms are found to the rear of the property and both offer good-sized double rooms, with one having fitted wardrobes.

Internally, the property's accommodation is concluded by a stunning family bathroom, which boasts a panel bath, vanity unit housing the low flush WC and hand wash basin, heated towel rail and double doors enshrouding the shower cubicle with electric shower over.

To the exterior, the South-facing rear garden provides a lovely area to enjoy in the warmer months, with a gravel drive up to the garage, patio area with contemporary stone flags and a grass lawn with surrounding beds which are well-stocked with mature plants, shrubs and trees.

In the rear garden is the double garage, with electric shutter doors and partly converted into a home office.

The driveway leads down the side of the property through the wooden gate into the rear garden. To the front of the property is a lawned area with surrounding beds, again stocked with well-stocked plants and shrubs. Of significant note, the house features a useful electric car charger which has been installed to the side.



Situated in the ever popular and friendly village of Stockton-on-the-Forest, this stunning family home is well-located for those looking for semi-rural living, whilst not being too far from York City Centre. Just four miles north-east of York, there are great transport links accessible from the village. With many local amenities, including a pub, village hall, nursery, Church and school, this is a great area for families to be.

Tenure: Freehold

Services: All mains services connected

EPC Rating: 68 (D)

Council Tax: E - City of York

Viewings: Strictly via the selling agent 01904 625533

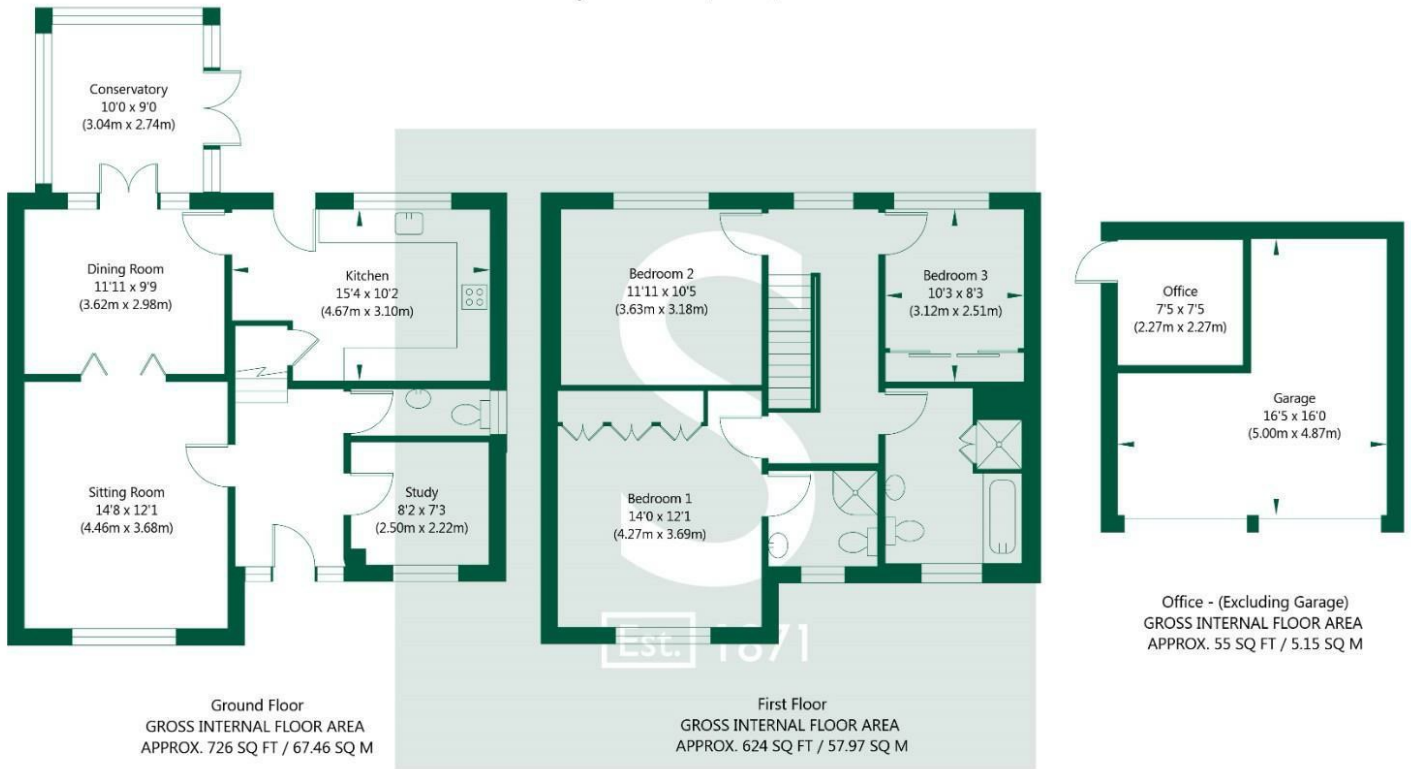
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Trinity Meadows, York, YO32 9WA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1405 SQ FT / 130.58 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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