



Village Farm Court, Newton On Derwent, York £800,000

A substantial detached family home complete with five double bedrooms and offering flexible ground floor living accommodation positioned on a generous corner plot position with stunning gardens and enviable countryside views beyond.



The property is entered via a uPVC door leading into the entrance hall which benefits from a useful storage cupboard.

The sitting room is accessed off the entrance hall and is spacious in size with a feature cast iron open fireplace with tiled hearth and timber surround acting as the focal point of the room. French doors lead out to the rear garden.

The sitting room leads through into the sun room which offers picturesque views of the garden and has a light, airy feel. The sun room offers access into the dining room, which can be used for formal dining or as a secondary sitting room/play room. There are French doors to the rear elevation and an internal door heading back into the entrance hall.



The kitchen is spacious in size with a combination of base and wall storage units. There are timber preparation surfaces which incorporate a 1 1/2 stainless steel sink with drying area and a range of integrated appliances including Zanussi oven/grill, Zanussi dishwasher, induction hob and fridge/freezer.

A useful utility room is located through the kitchen which has further storage units with laminate preparation surfaces and space for washing provisions. There is also a convenient WC and access into the double garage.

A good-sized office/study completes the downstairs living accommodation.



To the first floor are five, well-proportioned double bedrooms each benefiting from fitted wardrobes and enjoying stunning views of the rural surroundings.

Bedroom one is a substantial double with a part-tiled ensuite bathroom comprising a three-piece suite including bathtub with shower over, WC and wash hand basin.



The house bathroom is of a generous size with part-tiled walls and includes a large corner bathtub, walk-in shower, WC, bidet and wash hand basin.

To the outside, the property sits in approximately 1/3rd of an acre and has a substantial lawned garden with enviable views beyond. There is a mature apple orchard area and raised vegetable patches. Immediately to the rear of the property is a spacious stone flagged patio area ideal for outdoor entertaining. There is also a timber summerhouse.

To the front of the property is a further garden which is predominately laid to lawn with well-maintained flowerbeds. There is also a brick paved driveway offering ample off-street parking and access into the double garage which has two 'up and over' doors and power connected.



It is therefore as agents that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



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Est. 1871

NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

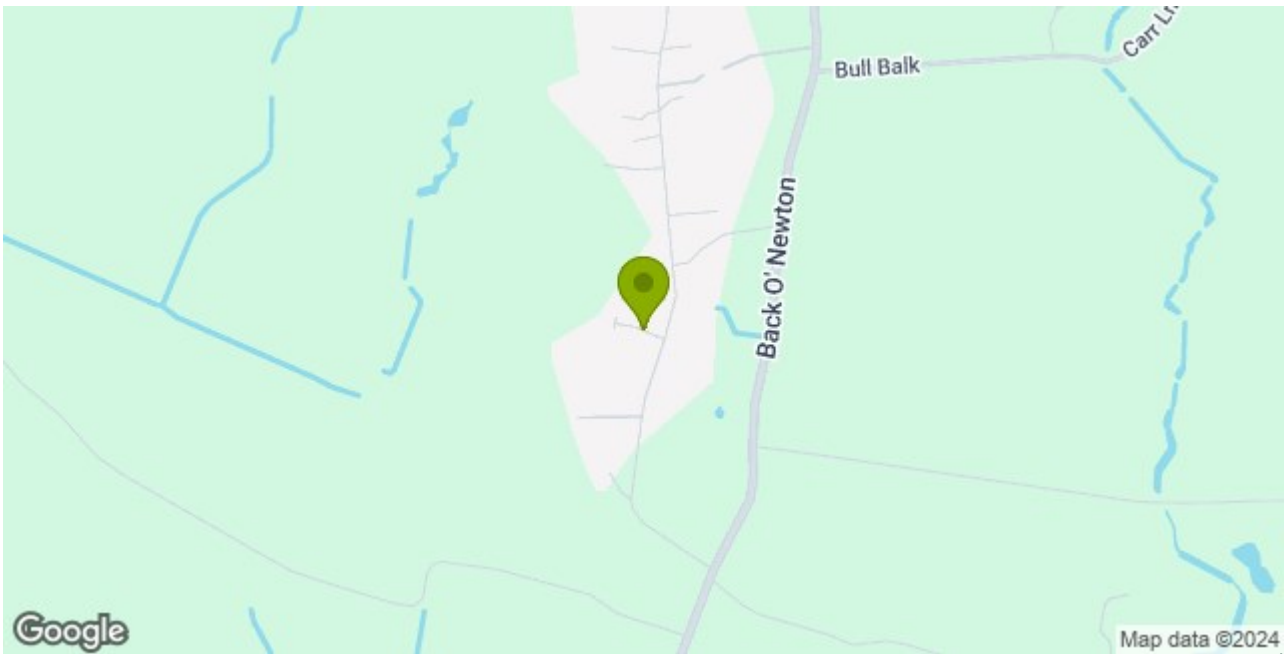
Total Gross Internal Floor Area: Approx. 2787.5 SQ FT / 258.9 SQ M
 Ground Floor Approx. 1510 SQ FT / 140 SQ M
 First Floor Approx. 1227 SQ FT / 118 SQ M

All measurements and fixtures including floors and windows are approximate and should be independently verified.

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