



Jasmine Garth, Sutton On Derwent, York £850,000

A fabulous detached family home in this highly sought-after village location benefiting from well-presented and flexible living accommodation including a stunning open plan fitted kitchen with bi-folding doors and enviable rural field views to the rear.



Sutton upon Derwent is a picturesque village located approximately 8 miles to the south east of York and also offers good access to Pocklington. Positioned on the River Derwent, the village has a popular local primary school, tennis club, village hall and public house.

Upon entering the property is a spacious, tiled central hallway with understairs storage cupboard and convenient WC.

Accessed off the central hallway is the sitting room which is of a generous size with two uPVC windows to the front elevation allowing light to flow into the room giving a light airy feel. There is a feature gas fireplace with marble surround which acts as the focal point of the room.

Double doors from the sitting room lead through into a further reception room which is currently used as a dining room but could easily be used as a downstairs home office or play room.



Located towards the rear of the property is the wonderful, open-plan living kitchen which has been skilfully extended offering three designated areas for meal preparation, dining and relaxing. The kitchen has tiled flooring and a combination of base and wall storage units as well as quartz preparation surfaces which incorporate a double bowl Belfast sink. There is an integrated automatic dishwasher and space for an American fridge/freezer and Rangemaster style cooker. The kitchen has Velux windows to the ceiling and bi-folding doors leading out to the rear garden. Within the living area of the kitchen is a further modern fireplace and ample space for a settee and dining table.

A useful utility room is located off the kitchen which has a further sink and space for washing provisions. There are also access doors leading to the side elevation and into the integral garage.

Stairs from the central hallway lead up to the first floor living accommodation which includes four double bedrooms and the house bathroom. Bedroom one is a substantial double complete with fitted wardrobes and two further storage cupboards. The bedroom is served by an ensuite shower room with low flush WC, corner shower cubicle and wash hand basin with mixer tap.

Bedrooms two and three are both of a similar size and have recessed storage cupboards. Bedroom four is currently used as a home office and enjoys stunning countryside views to the rear elevation.

The house bathroom has part-tiled walls and includes shower cubicle, freestanding roll-top bathtub, low flush WC, wash hand basin and bidet.

To the second floor are a further two double bedrooms both of which benefit from the field views and have access to eaves storage. Bedroom five also has a recessed storage cupboard.

There is a further modern shower room on the second floor and a large airing cupboard.

To the outside the property has an enclosed rear garden which both patioed and lawned areas as well as well-kept borders. The patio areas are ideal for entertaining guests in the warmer summer months. There is a lower level fence to the rear boundary to maximise the open field views beyond.



To the front of the property is a further landscaped garden and ample off-street parking as well as access into the integrated garage which has an electric roller door and power/lighting within.

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

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: C

Council Tax: G - East Riding of Yorkshire

Current Planning Permission: No current valid planning permissions

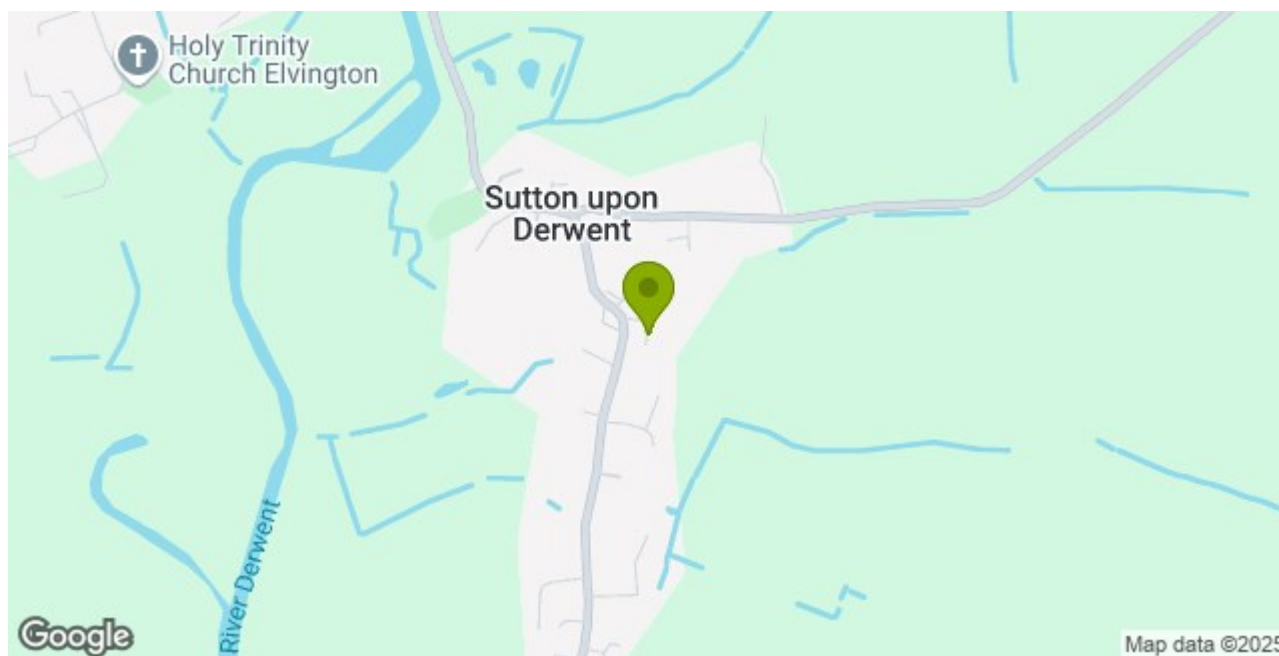
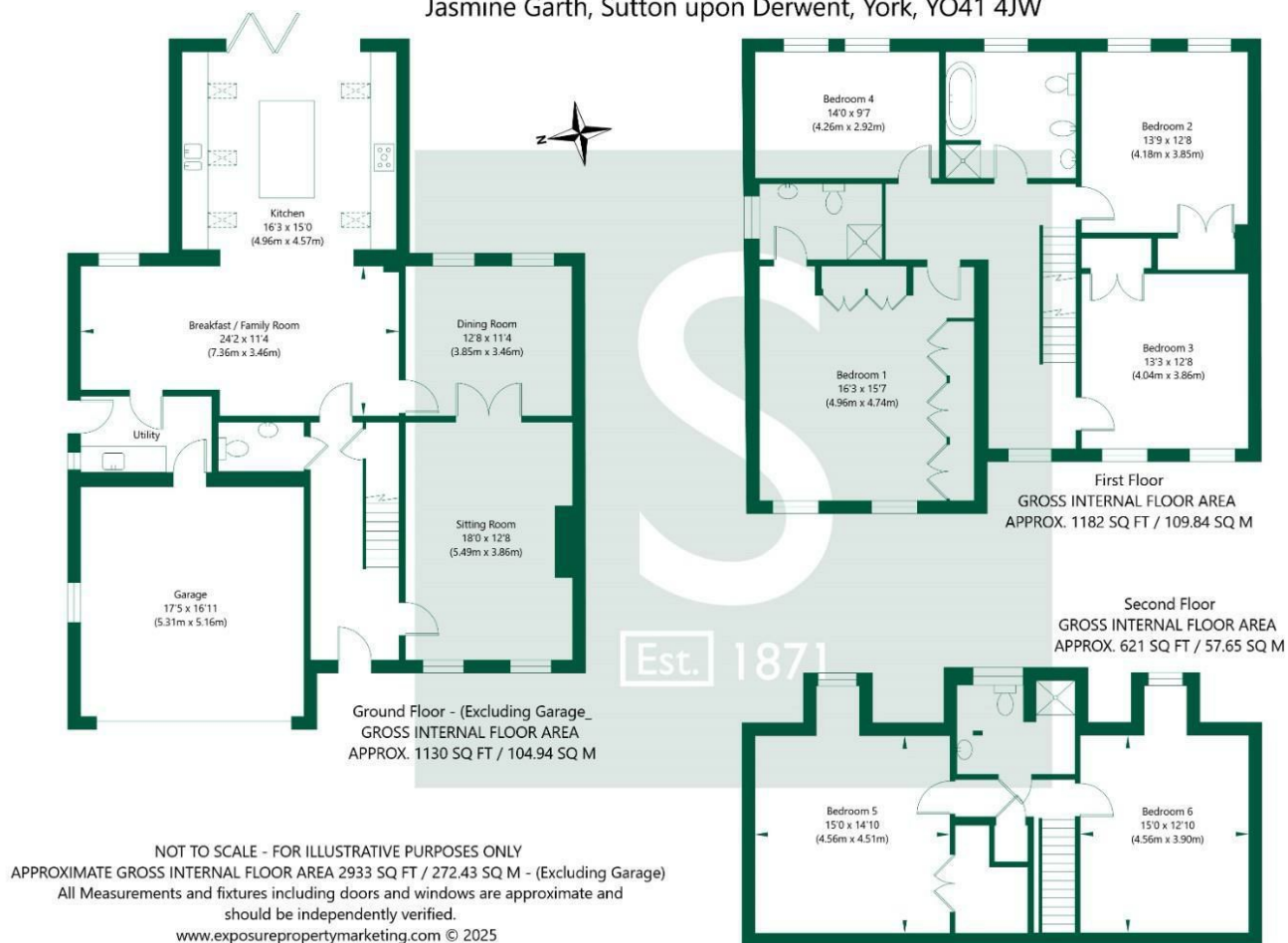


Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 625533

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



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