



## Jasmine Cottage North Street, Barmby-On-The-Marsh

£250,000

- Semi-Detached - 936 sq.ft
- Deceptively Large Rear Garden
- Spacious Lounge
- 3 Bedrooms
- Two Off Street Parking Spaces
- Utility Room & Ground Floor WC
- Principal En Suite
- Impressive Kitchen Diner
- Rural Village Location

A deceptively spacious semi-detached property with a generous rear garden and positioned centrally within this rural village setting.

Jasmine Cottage was built in 2017 and delivers a well-considered internal layout with a pleasant and sizable rear garden and two off street parking spaces to the front. All mains services are connected to the property and electrics connected to the outbuilding located to the bottom of the garden.

The property welcomes you through a front uPVC door into an entrance lobby with a staircase leading to the first-floor landing. Located to the front of the property is a spacious yet cosy lounge with a double glazed window to the front elevation and central heating radiator. There is room to accommodate ample lounge furniture.



The kitchen diner is located off the lounge towards the rear of the property and showcases a contemporary designed kitchen equipped with a number of integral appliances. The wall and base units extend to two sides with central space within the kitchen designed for a dining table. There is a pair of French door leading to the outdoor bar and garden beyond. Unlike most semi-detached houses, Jasmine Cottage was designed and built with an incredibly important utility room, positioned to the rear. The utility has provisions in place for laundry facilities along with a sink unit and drainer. The ground floor accommodation is completed by a cloakroom wc.



To the first floor, the property is further enhanced by three bedrooms, two of which are generously proportioned and a good sized single, which can also be used as a home office. The main bedroom is located to the rear of the property and is complimented by a en-suite. All three bedrooms benefit from a double glazed window and central heating radiator.

The internal accommodation is completed by a modern house bathroom comprising an L shape inset bath with half glass screen and shower attachment over, pedestal hand wash basin and low flush wc. There is surrounding dark grey tiling, frosted double glazed window and chrome heated towel rail.



Externally, the property will be found along North Street, centrally within the village of Barmby on the Marsh, known to many, as a popular rural village. There are two off street parking spaces to the front and a gated pathway along the right elevation to the rear garden.

The rear garden is deceptive in size and the present owners have spent considerable time, money and effort landscaping and creating a wonderful garden. Immediately from the house is the outdoor bar area, built of timber framed construction raised up ever so slightly from the rest of the garden. Along the left hand side is an area built to house a hot tub, which can also be a second seating area. There is a small fish bond with a timber framed bridge over and raised decked pathway along the right to the timber outbuilding to the rear.



The garden is predominantly laid to lawn and enclosed to all three sides by fenced boundaries. The outbuilding has proven to be an excellent addition to the present owner, currently used as a workshop but has the ability to become a garden room depending on the individual(s) requirements. There is also access to the rear garden from the private road adjacent to the property's right hand side.

The property represents a wonderful opportunity to acquire a modern and spacious residence, a property type that is few and far between in the village. All mains services are connected to the property. An early inspection is strongly recommended and strictly by appointment only.

EER- 84 (B)

Tenure - Freehold

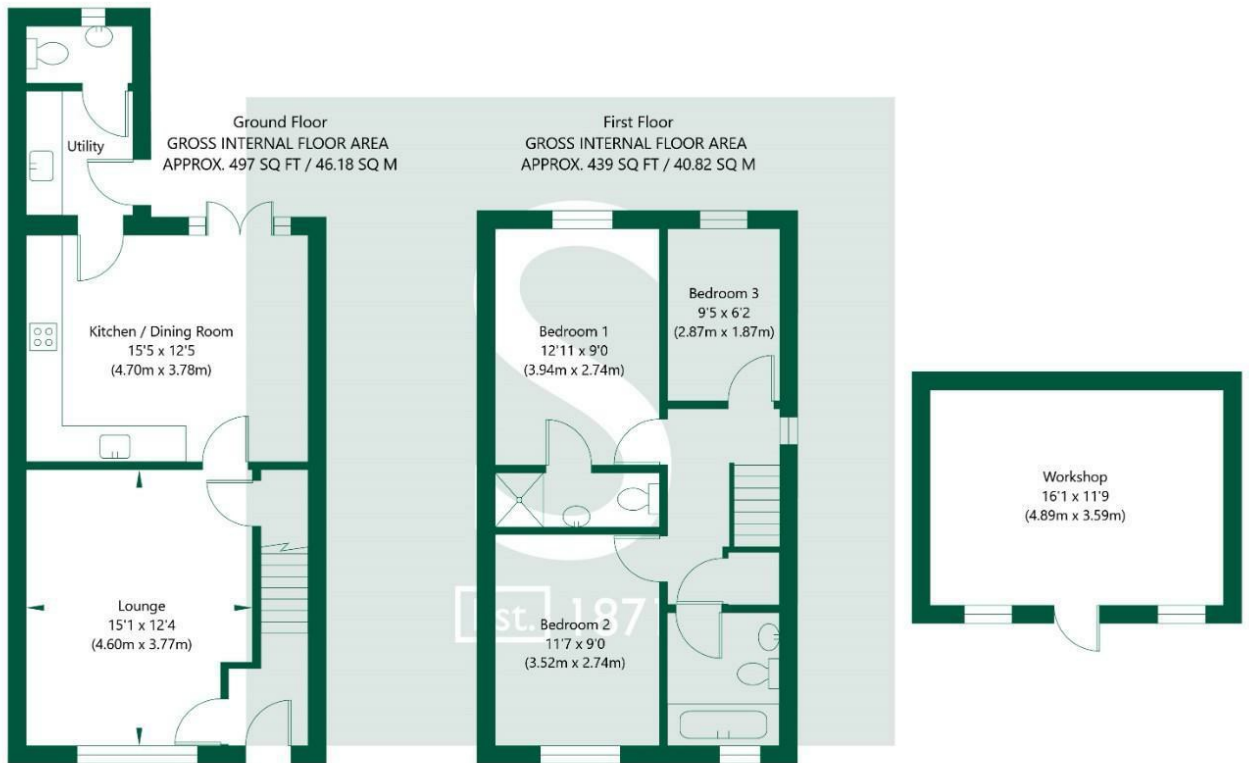
Council Tax - North Yorkshire Council - Band B

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





North Street, Barmby-On-The-Marsh, DN14 7HL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 936 SQ FT / 87 SQ M - (Excluding Workshop)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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