



The Willows 2 Jervis Court
Sutton Upon Derwent, York YO41 4JX

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£575,000

Welcome to The Willows in the charming village of Sutton Upon Derwent! This stunning detached home occupies a prominent position in the village with enviable views. As you step inside, you are greeted by three elegant reception rooms, providing ample space for entertaining guests or work/home life balance. The property boasts five generously sized bedrooms, offering plenty of room for a growing family or accommodating guests.

The first floor has two large bedrooms with en-suites, a bright spacious versatile playroom/ bedroom and two well proportioned bedrooms serviced by a family bathroom. There is a lovely fully enclosed garden to the rear, the front garden has plenty of curb appeal and the driveway has hardstanding for 2 vehicles and two garage doors for the large double garage. Nestled in the picturesque Jervis Court, this property was the show home on this development. Don't miss the opportunity to make this house your home and enjoy the tranquility and beauty that Sutton Upon Derwent has to offer.

EPC Rating D
Council Tax Band F

Entrance Hallway
Light spacious area, Wooden floor. Two radiators. Door openings to all reception rooms, WC and store cupboard.

Cloak Room
Two piece suite comprising toilet and wash hand basin. Double glazed window. Radiator. Wooden floor.

Family Room
10'10" x 12'3" (3.32 x 3.75)
Double opening glazed doors from hallway. Radiator. Double glazed bay window. New carpet.

Living Room
12'3" x 17'11" (3.75 x 5.47)
Patio doors with two side panel windows. Feature fire surround with gas fire. Two radiators. New carpet.

Dining Kitchen
17'4" x 11'6" (5.29 x 3.51)
Two double glazed windows. Range of units with grey painted doors and wood surrounds. Feature shelving as end panels. Built-in fridge freezer. Built-in AEG electric oven. Built-in Hotpoint washer dryer. Built-in Indesit dishwasher. AEG gas hob. Extractor hood. New vinyl flooring. Radiator. Door to garden. Door to garage.

Study
8'5" x 7'10" (2.57 x 2.41)
Double glazed window. Radiator.

Stairs to first floor
Wide stairs lead to a light spacious galleried landing with doors to all bedrooms. Radiator. Loft access hatch.

Bedroom One
12'5" x 15'7" (3.8 x 4.76)
Two double glazed windows to the front elevation. Radiator. Built-in five door wardrobe unit. New carpet.

En-suite to Bedroom One
Inset spotlights. Opaque double glazed window to the front elevation. Sink set into corner vanity unit with cabinet storage and shelving beneath. WC. Large shower cubicle. Radiator. New vinyl flooring





Bedroom Two
12'5" x 12'3" (at widest) (3.8 x 3.75 at widest)
Two double glazed windows to the rear elevation. Radiator. Built in range of four-door wardrobe with shelving.

En-suite to Bedroom Two
Opaque double glazed window to the side elevation. WC. Wash basin. Single shower cubicle. New carpet.

Bedroom Three
10'2" x 8'10" (3.12 x 2.7)
Double glazed bay window to the front. Radiator. Double wardrobe.

Bedroom Four
10'2" x 11'10" (3.12 x 3.62)
Double glazed window to the rear elevation. Radiator. Built-in four-door wardrobe unit with vanity ledge.

Bedroom Five/ Playroom
8'11" x 15'7" (2.74 x 4.76)
Double glazed window to the rear elevation. Large glazed panels to the landing alongside a feature glazed door.



Family Bathroom
Three piece suite with bath and mixer tap and hair wash attachment, WC, wash basin. Double glazed window to the side elevation. Radiator. New vinyl floor

Double Garage
Two single up and over garage doors. Insets spotlights and ceiling lights. Alarm. Useful shelving. Ample space for off-street parking for two vehicles. Electric consumer unit. Ideal logic max combi boiler.

Outside
An enclosed garden with a large walled portion giving lovely character to the space. The orientation of the garden gives a large amount of privacy. Mainly laid to lawn with mature shrubs and bushes and a smart patio. Shed.

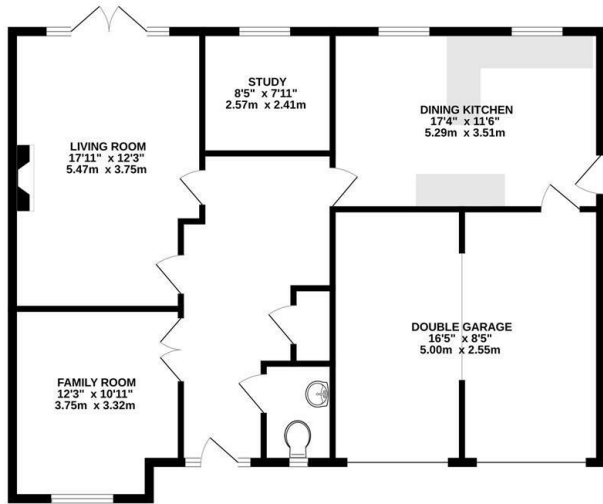
The area; Sutton on Derwent
Sutton upon Derwent is a village located in the East Riding of Yorkshire, England. It sits on the River Derwent, hence the name. Here's some information about it:
Location: Sutton upon Derwent is situated approximately 8 miles (13 km) east of the city of York. It's nestled in a rural setting, surrounded by farmland and countryside.
Community: The village has a tight-knit community, with various social activities and events organized throughout the year. Community spirit is strong in this village.
Amenities: While Sutton upon Derwent is a small village, it typically has some basic amenities such as a village hall, a pub with amazing food. Supermarkets and other major amenities are in nearby towns like Pocklington or York.
Surrounding Area: The surrounding area is characterized by agricultural land, with fields and farms dominating the landscape. This makes it an attractive area for those who enjoy rural living or outdoor activities like walking, cycling, or fishing along the River Derwent.
Overall, Sutton upon Derwent is a typical English village, rich in history and surrounded by picturesque countryside. It offers a tranquil lifestyle for those seeking a retreat from the hustle and bustle of city life.

Material Information
This information has been obtained from our Vendor, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

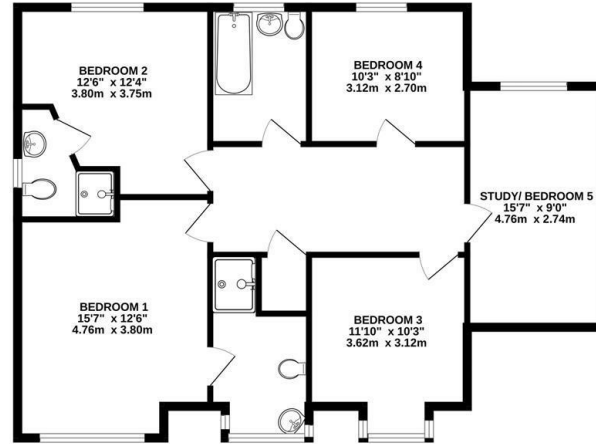
Council Tax Band of the property is F. The Local Authority is the East Riding.
The property Electricity Supplier is Northern Power Grid.
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.
The property has a combi boiler which supplies the heating and hot water.
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



GROUND FLOOR
1079 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 2010 sq.ft. (186.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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