



8 St. Vincents Close
Sutton On Derwent, York
YO41 4BW

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£390,000

In a charming cul-de-sac setting within the picturesque village of Sutton On Derwent sits this delightful detached house. The property is bright and spacious throughout and features low maintenance gardens with beautifully planted borders, ideal for those with a green thumb without the hassle of extensive upkeep. This much loved family home is deceptive in size, with large conservatory to the rear, a great space for entertaining, three bedrooms, family bathroom and an extra WC to the ground floor.

Don't miss the opportunity to make this lovely house your home and enjoy the peaceful surroundings and comfortable living spaces it has to offer. Offered with no forward chain.

EPC Rating TBC
Council Tax Band D

Entrance Hallway
12'2" x 6'7" (3.73 x 2.03)

A bright and spacious hallway with UPVC door with opaque side lights. Radiator. Understairs cupboard housing meters. Stairs to first floor..

Lounge
24'2 x 12'0 (7.37m x 3.66m)

Two UPVC windows. Gas fire with surround and hearth., Two Radiators. UPVC sliding doors leading into the conservatory.

Conservatory
21'1 x 10'8 (6.43m x 3.25m)

A large brick built conservatory with UPVC windows and double doors into the garden. Two radiators. Tiled floor. Power and light.

Kitchen
17'3 x 14'4 (5.26m x 4.37m)

Fitted with high and low level units and coordinating worktops. Built in oven with 4 ring gas hob and extractor over. Sink and half with drainer unit. Free standing dishwasher. Space for fridge freezer. Tall radiator. UPVC window. UPVC part glazed door. Internal door into garage. Door to WC.

Ground floor WC
5'2" x 6'7" (1.59 x 2.01)

Fitted two piece suite comprising wash hand basin and sink. Tiled. Extractor fan.

Stairs to first floor

First floor landing
Door to further rooms. Loft hatch access. UPVC window.





Bedroom One

14'1 x 11'1 (4.29m x 3.38m)
Fitted wardrobes. Fitted drawer units either side of the bed. UPVC window. Radiator.



Bedroom Two

9'8 x 9'8 (2.95m x 2.95m)
Built in wardrobe. Cupboard housing boiler. UPVC window. Radiator.

Bedroom Three

7'8 x 7'3 (2.34m x 2.21m)
UPVC window. Radiator. Built in wardrobe.

Bathroom

7'7" x 8'7" (2.32 x 2.62)
Fitted three piece suite comprising bath, shower cubicle, wash hand basin and toilet. Extractor fan. Heated towel rail.

Outside

To the front of the property is a lovely well maintained garden, laid to lawn with low level flower beds and established tree. The property has the benefit of a driveway which leads to the garage and side access to both sides.



To the rear of the property is a low maintenance paved garden, beautifully presented with raised flowerbeds, established trees and shrubs, which provides privacy. Gated access. Tap.

Garage

Plumbing for washing machine, Opaque UPVC window. Up and over door. Laid on with power and light.

Material Information

This information has been obtained from our Vendor/ Landlord, 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 D. The Local Authority is the East Riding of Yorkshire.

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

Further information

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.

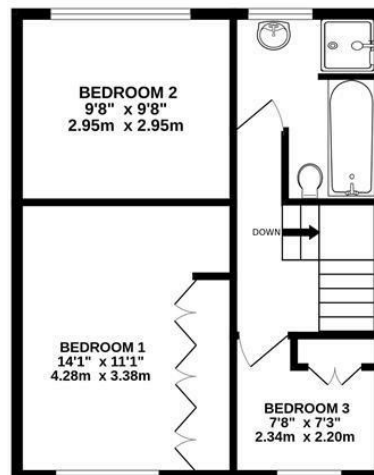
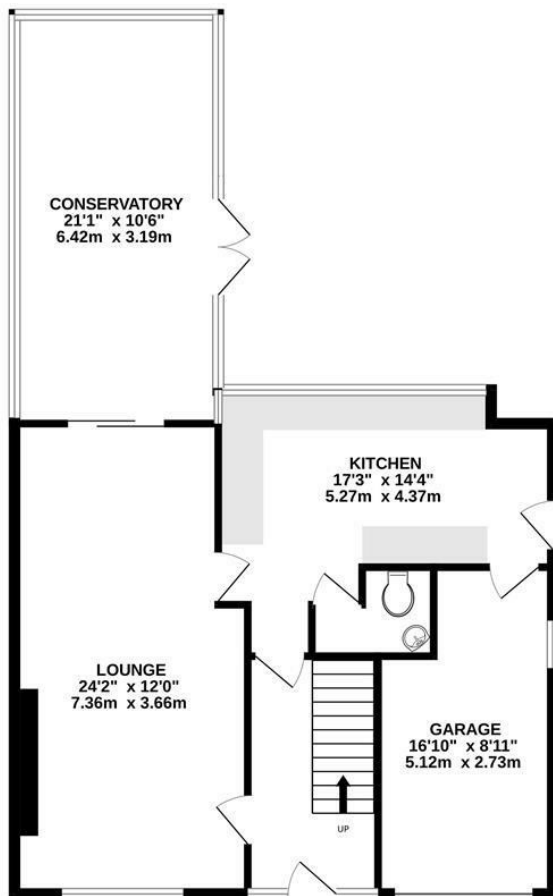
The village has a lovely community feel, with various social activities and events organised throughout the year. There are some basic amenities, village hall and a lovely pub with amazing food plus the tennis club! Supermarkets and other major amenities are in nearby towns like Pocklington or York.

It offers a tranquil lifestyle for those seeking a retreat from the hustle and bustle of city life.



GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1345 sq.ft. (124.9 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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