







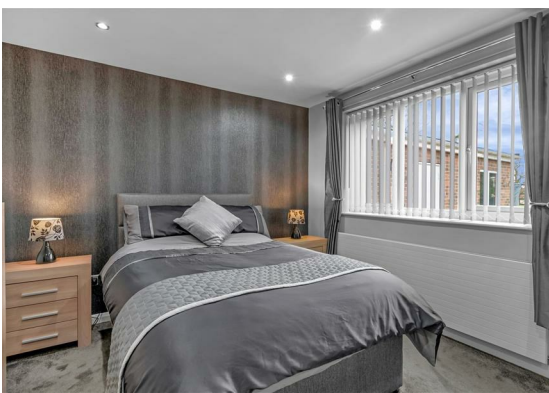
Willow Garth Main Street Sutton On Derwent
York, YO41 4BT
£595,000

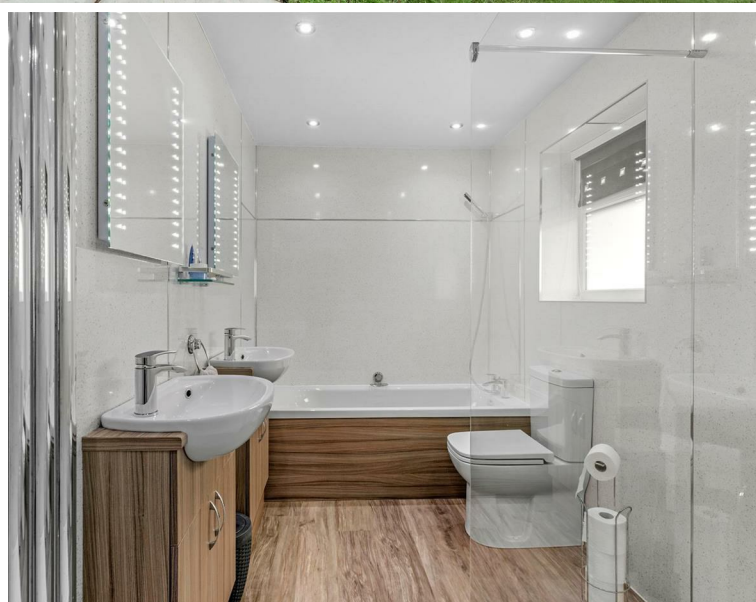
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SIMPLY STUNNING. This large detached property provides versatile living accommodation that has been renovated to a high standard. The property has fabulous views over open countryside and is set in this popular village within easy reach of York. Bright and spacious throughout, the property comprises entrance hallway, lounge, large open plan living kitchen with high quality fitted units and integrated appliances, living/dining area with French doors to garden, utility room, master bedroom suite with dressing room and large en-suite, guest bedroom with en suite, 4 further bedrooms (one currently used as study) and two family bathrooms/w.c. To the outside is a front garden with ample car parking leading to a large brick garage whilst to the rear is a large garden with open aspects. The front wing of this property can easily be used as a self contained area for relatives. An internal viewing is essential to appreciate the size and quality of this stunning accommodation.

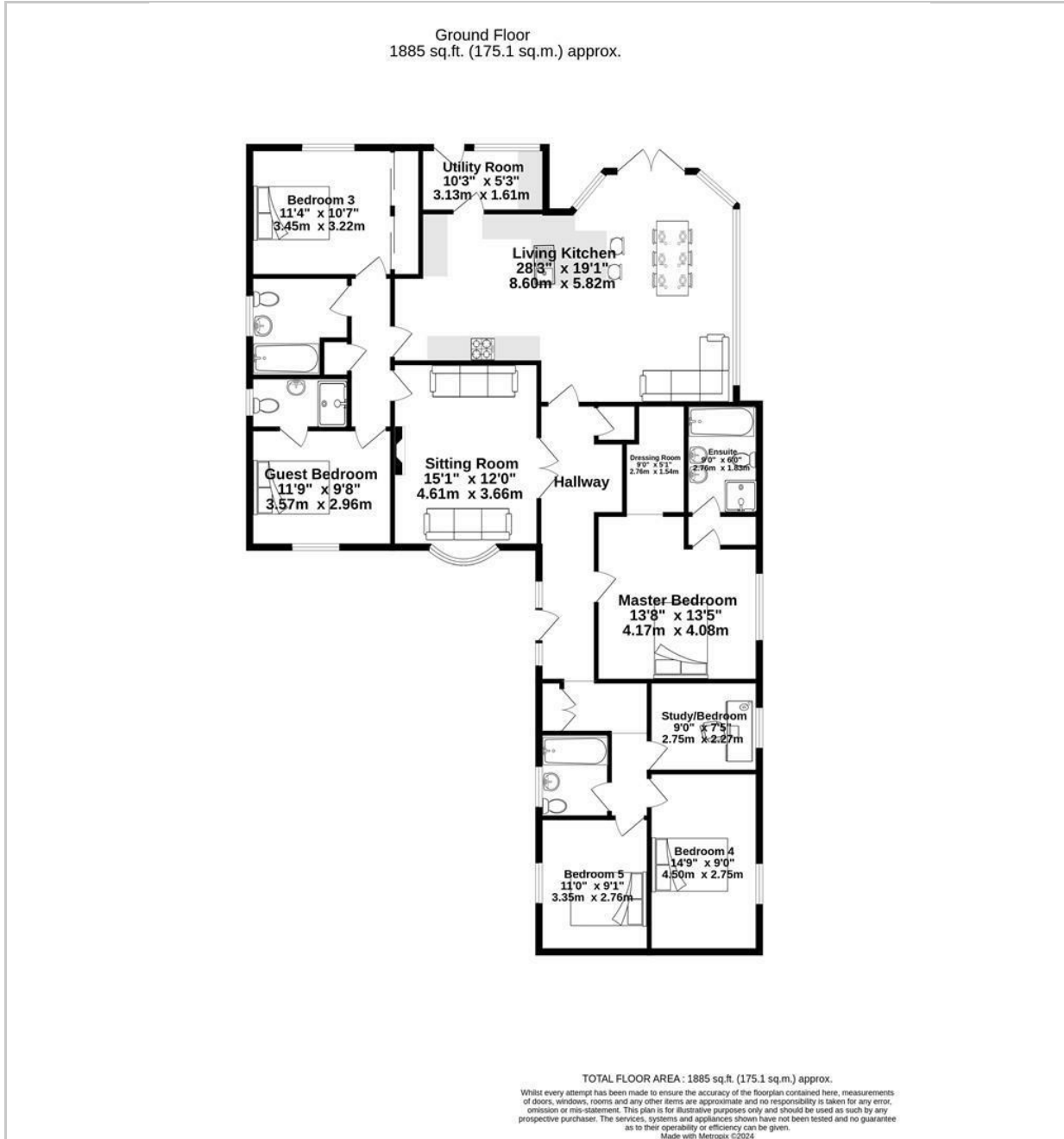


- Entrance Hall**
- Sitting Room**
- Living Kitchen**
- Utility Room**
- Guest Bedroom with En-Suite**
- Bedroom 3**
- Bathroom**
- Master Bedroom with Dressing Room & En-Suite**
- Study/Bedroom**
- Bedroom 4**
- Bedroom 5**
- Bathroom**

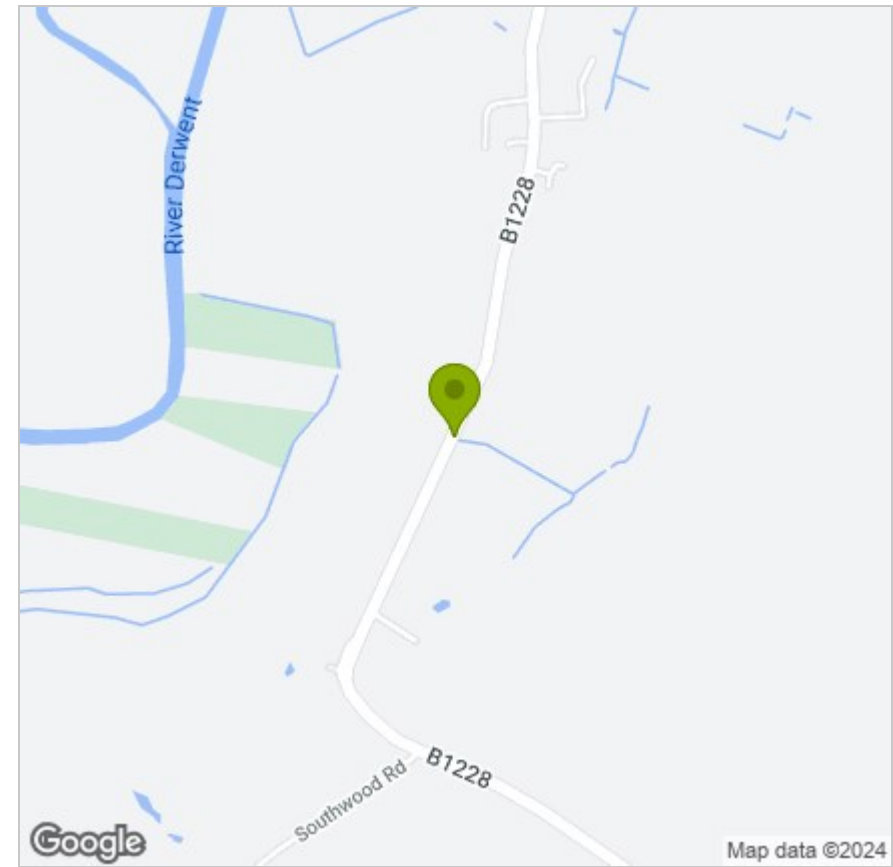




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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