



Turnbull Drive, Pocklington, York, YO42 2YT



• A beautifully presented family home in a highly desirable location • Kitchen with a range of fitted appliances and storage • Living room with a log burner • Separate utility room & w/c • Four bedrooms all with fitted storage, one with an en-suite. • Family shower room • Garden room with bi fold doors • Patio seating area • Detached double garage •

EPC = C

## Guide Price £515,000

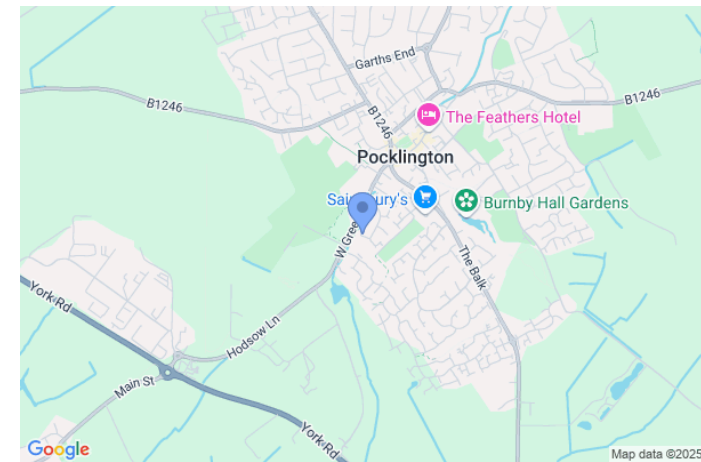
Situated only a short walk from the centre of Pocklington, with a front garden that extends down to the Beck which boasts an abundance of wildlife and stunning scenery is this attractive four bedroom detached family home. This exclusive development is not only private and secure but highly desirable as it is located on a no through road. Houses within this development are rarely seen on the market, so a viewing is highly recommended to fully appreciate everything it has to offer.

On entering you will see stairs rising to the first floor and doors off to all sides. There is cupboard immediately adjacent to the stairs perfect for the storage of coats and shoes. The door on the right opens into the living room which benefits from dual aspect windows, French doors which open to the rear garden and a window seat where you can sit and enjoy views over the garden at the front. There is a log burner with a slate hearth and timber mantle at the centre of the room, the perfect addition especially in the colder winter months.

The kitchen has been finished to a high standard and comprises of a large central island with a solid wood worktop that doubles up as a breakfast bar, an L shaped granite worktop that incorporates a Belfast sink, a Rangemaster cooker with 6 ring hob over, a dishwasher and various storage cupboards. There is space for a breakfast table and American style fridge/freezer. There is another set of French doors which open to the rear garden. A separate utility room can be found off the kitchen and comprises worktop with stainless steel sink, space for white goods and a door which opens to the drive at the side of the property. A w/c with hand basin completes the ground floor.

To the first floor there are four bedrooms, all with built in storage, the master also benefitting from an en-suite comprising bath, pedestal hand basin and w/c. A family shower room comprising walk in double shower with rainfall shower head, w/c and hand basin with storage below completes the internal accommodation.

Externally the rear garden is mainly laid to lawn with a patio seating area to one side and a path that leads to the garage. The borders have been planted with a range of mature shrubs and flowers. The current vendors have erected a garden room which benefits from bi folding doors and has been split into two offices. This building is extremely versatile and could be used for a variety of purposes including a gym, workshop or games room if an office is not required. The double garage is a good size and benefits from an electric door. There is additional parking on the drive for two cars. The front garden extends down to the Beck which is primarily laid to lawn with the inclusion of a couple two fruit trees.







**A STUNNING FAMILY HOME WITH GARDEN THAT EXTENDS TO THE BECK**





**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**





| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

Address:  
Reference: 2285

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92-100)  | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England, Scotland & Wales                                       |   | EU Directive 2002/91/EC |           |

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services



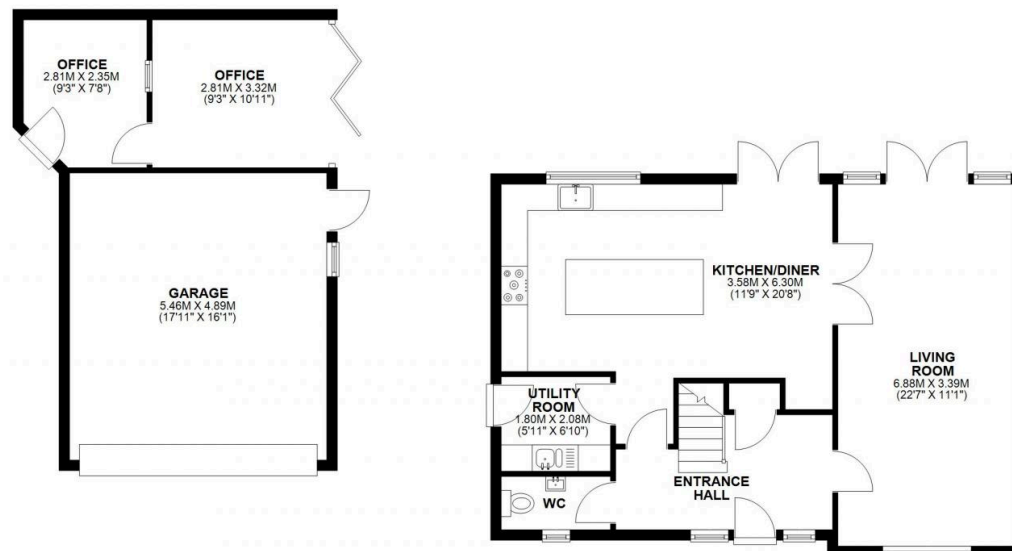
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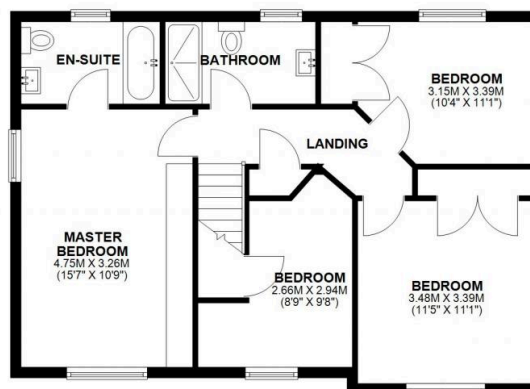
Offices in **York, Pocklington and Market Weighton**

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**GROUND FLOOR**  
APPROX. 108.4 SQ. METRES (1166.8 SQ. FEET)



**FIRST FLOOR**  
APPROX. 65.4 SQ. METRES (703.6 SQ. FEET)



TOTAL AREA: APPROX. 173.8 SQ. METRES (1870.4 SQ. FEET)

**4 TURNBULL DRIVE**

**Disclaimer**

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