





# Straylands Grove

, York

YO31 1EB

£800,000

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Ashtons Estate Agents are pleased to offer this immaculate, modern, four bedroom home which stands proud backing onto the Monk Stray (Elm Park) off Stockton Lane. Situated in a highly desirable area, with easy reach of York's city centre, Vangarde and Monks Cross shopping centres, and the outer ring road for further afield links. Highly regarded schools are close by too.

Entering the home into an opulent vestibule naturally illuminated from the skylight. The entrance hall leads to multiple rooms, the kitchen being the hub of home with a black and cream contemporary theme, with a range of units and complimentary work surfaces. This kitchen is a chefs delight with a multiple gas burner hob and state of the art hidden induction hob built into the grand breakfast bar. There are multiple built in appliances including the top spec Siemens ovens and a coffee machine. The bifold doors lead to the garden and when fully open they certainly bring the 'outside in' and continue along the rear of the house through the dining room and living area, which can be accessed from the kitchen or the entrance hall. Off the dining area is the utility room leading to the ample sized garage. To the front of the property is a further bright versatile reception room with a bay window. Currently used as a large office space, the room could be used as a snug/playroom or a fourth bedroom.

To the first floor, there are three double bedrooms and house bathroom with white suite and separate shower. The luxurious primary bedroom has dual aspect views to the front and rear, the en-suite includes a double shower and separate double sinks.

The exterior of the property comprises of landscaped shrubs, a neat laid driveway for multiple cars, a garage and solid wood gates. To the rear is a vast lush garden with several areas of patio to enjoy the evening sun or alfresco dining at anytime.

