

Ashtons

Maple Court, Stockton on the Forest, York, YO32 9HX

## Maple Court Stockton on the Forest, York YO32 9HX

Offers Around £435,000







Welcome to Maple Court, a unique, detached three-bedroom home forming part of an exclusive development, tucked away in a peaceful and private setting just off the village's main street. This beautifully presented property offers spacious, well-appointed accommodation, perfectly suited to modern living.

Greeted by a bright entrance hall, which opens through elegant glass double doors into a generous living room. This inviting space features a charming brick fireplace with a focal log-burning stove and is bathed in natural light from a bay window overlooking the front garden. To the rear of the property, the kitchen breakfast room is fitted with an array of classic shaker-style units and built-in appliances, including two under-counter freezers and an American-style fridge freezer, ideal for both family life and entertaining. Positioned next to the kitchen is a versatile room that can serve as a formal dining room or as a third bedroom for those seeking lateral living. The kitchen space benefits from direct access to the rear garden via a glazed patio door. A neatly positioned downstairs WC completes the ground floor accommodation.

Upstairs, the first floor hosts two spacious double bedrooms, each with dual-aspect windows that flood the rooms with natural light. The principal bedroom is particularly generous, with built-in wardrobes, a dressing table area, and delightful views across open green fields and a leafy backdrop. The landing includes discreetly integrated storage cupboards, while the house bathroom features a white suite with a shower over the bath. A Velux window enhances the tranquil, airy feel of the space.

Externally, the property offers a paved driveway to the front, providing parking and access to the integral garage. To the rear and side lies a charming walled English country garden with a paved patio area, perfect for entertaining, a lawn with established borders and vibrant flowers.

This home must be viewed to be fully appreciated.





















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Freehold Council Tax Band - E

- Individually Designed Detached Family Home
- Stunning Dining Kitchen
- Large Living Room
- Log Burner
- Village Location
- Private Garden
- Integral Garage
- EPC C

GROUND FLOOR 891 sq.ft. (82.7 sq.m.) approx. 1ST FLOOR 474 sq.ft. (44.1 sq.m.) approx.





TOTAL FLOOR AREA: 1365 sq.ft. (126.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foorpian, measurements of rooms and any other items are approximate. If included in the plan the garagieristics will form part of the overal other items are approximate. If included in the plan the garagieristics will form part of the overal other items are approximate. If included in the plan the paragieristics will form part of the overall instance only and should be used as such by any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability and with Methods (2025).

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