

LANCASTER  
SAMMS

42 Greenfield Park Drive, York

York

£775,000





**This substantial family home occupies a choice position in a prestigious development of detached properties in the favoured Stockton Lane area. The property sits proudly in a generous plot including a detached double garage, surrounded by well maintained mature gardens.**

Internally the accommodation comprises of a generous reception hallway leading to the principal reception rooms and a cloakroom/WC. The spacious and bright bay fronted lounge features a dual aspect, brick hearth with gas fire and access to the conservatory.

The breakfast kitchen includes a range of fitted wall and base units with integrated eye level oven and grill, induction hob and extractor over, fridge freezer and Bosch dishwasher. A fitted utility also has a courtesy door to the side and houses the updated Worcester boiler. In addition is a versatile family room and formal dining room with walk in bay.

To the first floor there are four well proportioned bedrooms including a spacious master bedroom with fitted wardrobes and en-suite bathroom. In addition is a four-piece house bathroom.



Externally the house sits in mature grounds with wall and fenced boundaries, including ample off street parking to the side leading to a detached double garage with electric up and over door.

The lovely rear garden is mainly laid to lawn with mature well stocked borders and trees offering a good degree of privacy and is fortunate to catch much of the afternoon and evening sun. Beyond the initial walled perimeter, is a further wrap around garden with mature shrubbery and fruit trees. To the rear of the garage is an enclosed area providing raised beds and space for composting and garden maintenance. There is a well hidden shed for storage.

In summary, a much cherished detached property in mature grounds, in one the areas most well regarded developments with great versatility for further development. During the Spring and Summer months, the garden enjoys remarkable privacy and the attractive aspects of neighbouring trees.

#### LOCATION

Quietly located in an exclusive development on the edge of countryside, just off Stockton Lane 1.5 miles north east of York city centre. Nearby Heworth Village has a charming range of shops and amenities, with the nearby Monk Stray offering recreational space. The property falls within the catchment area for the highly regarded Hempland Junior School.

Council Tax band: G

Tenure: Freehold







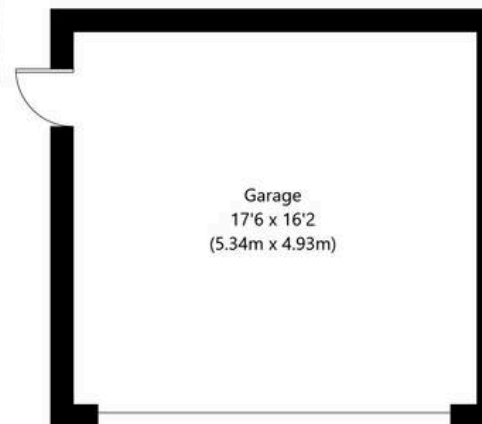
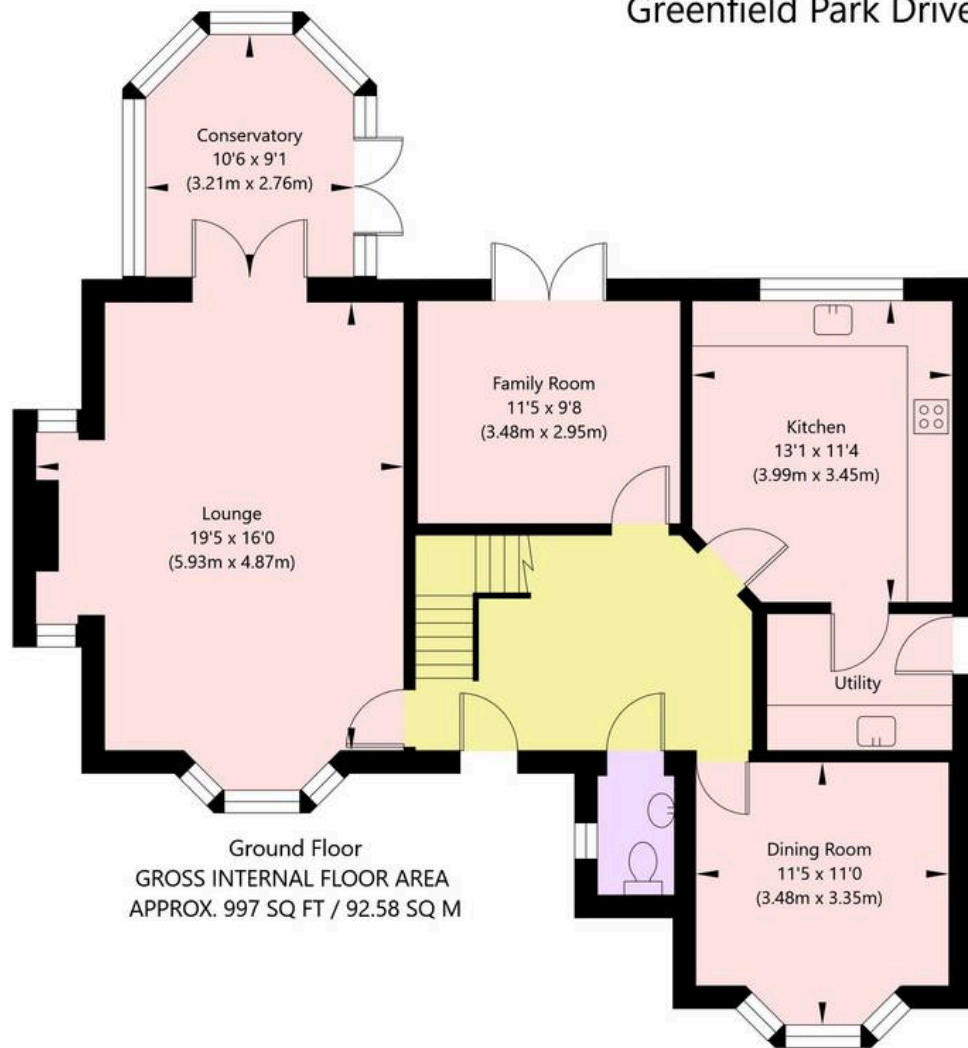








Greenfield Park Drive , Heworth , York, YO31 1JB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY - (Excluding Garage)  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1842 SQ FT / 171.09 SQ M  
All Measurements and fixtures including doors and windows are approximate and  
should be independently verified.  
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## Lancaster Samms

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