

LANCASTER
SAMMS

294 Stockton Lane, York

York

£725,000



An extended detached property occupying a large south westerly facing plot, with open plan living / dining / kitchen and fabulous Master bedroom with a feature floor to ceiling window over looking the rear garden.

The property opens to the front into a welcoming entrance hallway with two front facing reception rooms with bow windows. Originally built as a bungalow, either of these rooms could be utilised as a bedroom if required, as there is also a shower room with toilet accessed off the hallway.

To the rear of the house is the extended kitchen / dining / living space offering a sociable and spacious area to entertain. The contemporary kitchen with central island boasts a full complement integrated appliances including oven, grill, microwave, hob surface with integrated downdraft extractor, dishwasher, fridge and freezer, with a separate utility room providing provision for washing machine and tumble dryer. A further boot room is accessed from the utility room. The remaining space at the back has ample room for a dining set if desired and lounge furniture with a corner log burning stove offering both a focal point and to heat the room. The Oak flooring and twin French doors either side of bi-folds add to the feeling of quality on display in this fantastic space. A further playroom/ home office completes the ground floor accommodation.

Stairs from the entrance hallway lead to a first floor landing off which are three bedrooms. The Master Suite is an especially well proportioned room with statement rear facing window and large en-suite with walk in shower. The other two bedrooms boast far reaching views of the Minster and share use of a large family bathroom with bath, shower, wash basin and toilet. There is also handy storage built in on the landing.

Externally, to the front is a large driveway offering parking for approximately four vehicles beyond a dwarf wall with wrought iron railings.

The rear can be accessed via a secure gate to a lovely garden with a perfect south westerly aspect to enjoy the sun throughout the day and into the early evening. There is a raised decking area offering seating to enjoy the sunny position. The majority of the gardens is laid to lawn with fruit trees and planted borders and there are raised beds for growing vegetables as well as a greenhouse. In addition there is a exceptional timber built workshop, secure storage shed and a timber built garden room which could also be used as a home office.

In summary, a deceptively spacious detached property occupying a lovely plot in the sought after Stockton Lane area.

LOCATION

Superbly located on the sought after Stockton Lane in the popular area of Heworth which offers a range of independent shops and amenities. The shopping parks of Monks Cross and Vanguard are also within easy reach. The property falls within the catchment for highly regarded primary and secondary schooling.

EPC Rating: C







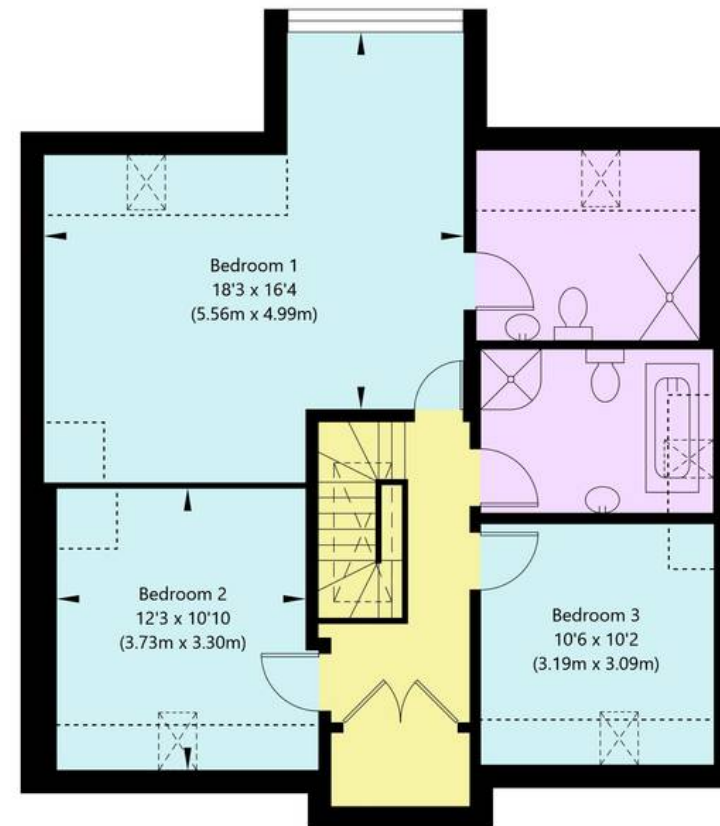




Stockton Lane, York, YO31 1JJ



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1164 SQ FT / 108.1 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 815 SQ FT / 75.68 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1979 SQ FT / 183.78 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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