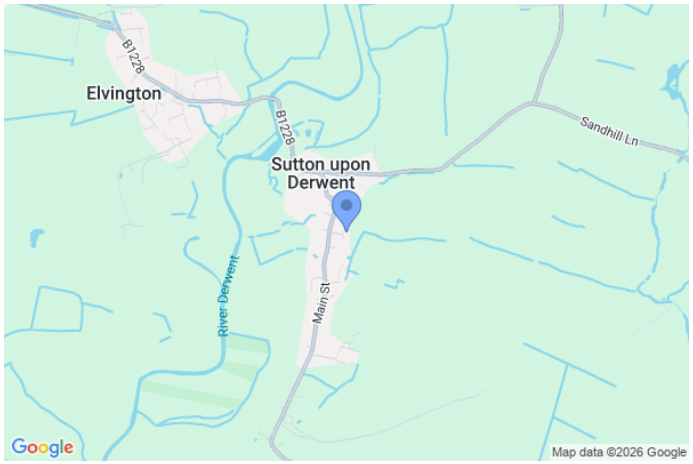


Jervis Court, Sutton on Derwent, York, YO41 4JX

• Impressive Five Bedroom Detached Family Home • Generous and Versatile Accommodation • Three Reception Rooms • Open Plan Kitchen/Diner • Principal Bedroom with En-Suite • Four Further Bedrooms and Two Bathrooms • Integral Double Garage & Ample Driveway Parking • Attractive Enclosed Rear Garden with Open Field Views • Highly Regarded Village Location • EPC = C

Guide Price £550,000



A superbly presented and particularly spacious five bedroom family home, enjoying a delightful position within the ever-popular village of Sutton on Derwent, with attractive open views to the rear.

Situated within this highly regarded village, this impressive home offers generous and versatile accommodation together with an integral double garage. Well maintained throughout, the property provides an excellent balance of reception space, five well-proportioned bedrooms and attractive gardens, making it an ideal choice for growing families.

The ground floor comprises a welcoming entrance hallway with staircase to the first floor, a spacious living room with feature fireplace and access through to the rear garden room, providing a lovely additional reception space overlooking the garden. There is also a separate dining room, a useful study/home office and a particularly attractive, open plan breakfast kitchen, fitted with a range of units and modern appliances. A ground floor W.C and integral double garage complete the ground floor accommodation.

To the first floor, a spacious landing leads to five well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite facilities. A further bedroom also enjoys an en-suite, whilst the remaining bedrooms are served by the modern family bathroom.

Externally, the property occupies a generous plot with a neatly maintained front garden and an extensive driveway providing ample off-street parking, leading to the integral double garage. To the rear, there is an attractive enclosed garden, predominantly laid to lawn with established borders, a patio seating area and greenhouse. A particularly appealing feature is the open outlook across adjoining fields, providing a wonderful sense of space and privacy.

Sutton upon Derwent is an exceptionally popular and well-regarded village, situated approximately six miles south-east of York. The village offers a wonderful community atmosphere, with a popular village pub, primary school, tennis courts, park and a range of recreational facilities, making it a particularly appealing location for families. The surrounding countryside provides excellent opportunities for walking and outdoor pursuits, whilst the nearby market town of Pocklington and the historic City of York offer a more comprehensive range of shopping, leisure and educational facilities.

This is an excellent opportunity to acquire a substantial and well-maintained family home in a sought-after village location, which must be viewed to be fully appreciated.



IMPRESSIVE 5 BEDROOM FAMILY HOME IN SOUGHT AFTER VILLAGE LOCATION









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



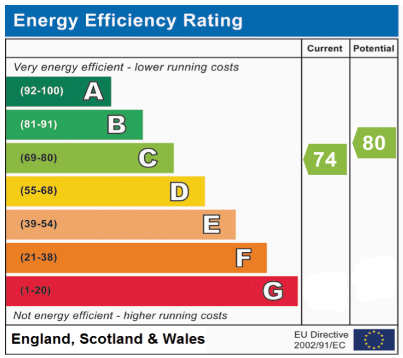


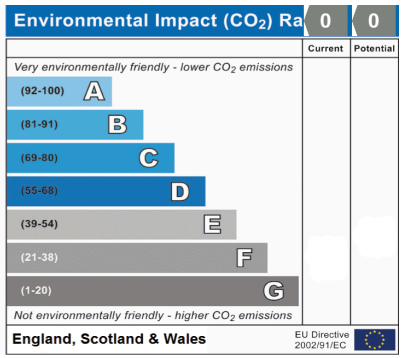












Address:

Reference: 3053

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services All mains services

RICS

OnTheMarket.com

rmenglish.co.uk

rightmove.co.uk

Approx. Gross Internal Floor Area 1927 sq. ft / 179.07 sq. m
Garage 274 sq. ft / 25.48 sq. m
Total 2201 sq. ft / 204.55 sq. m

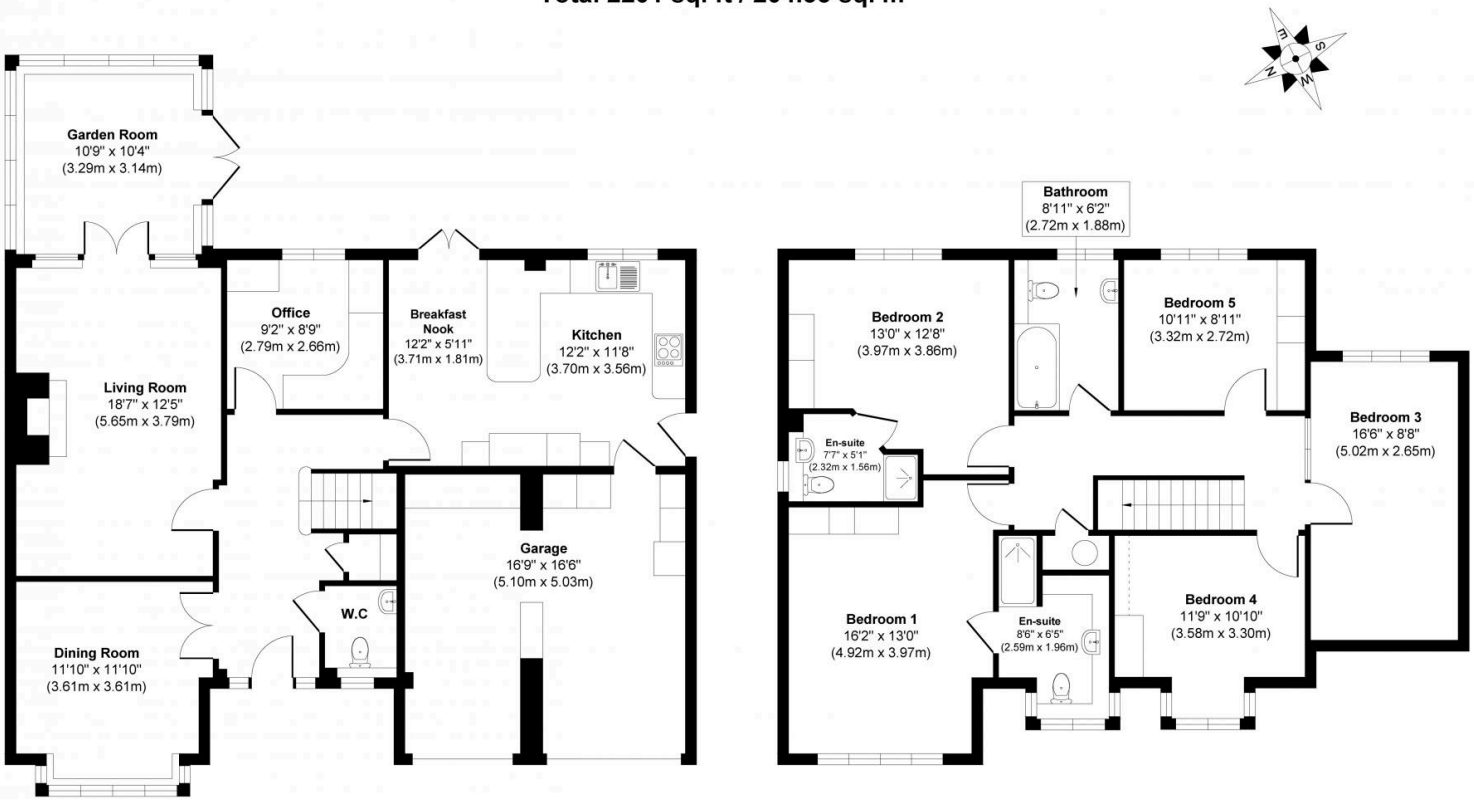


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