

Main Street, Newton On Derwent, York, YO41 4DB

• No Onward Chain • A beautifully maintained family home in a highly desirable location • Kitchen with a range of appliances & a separate utility room • Formal dining room • Living room with a multi fuel burner • Garden room with a w/c in one corner • Master bedroom with a en-suite • Three further double bedrooms & a family bathroom • Detached double garage & a substantial drive • EPC = D

Guide Price £595,000



Situated within the popular village of Newton on Derwent, just a short distance from the historic City of York, this spacious and versatile four-bedroom detached family home enjoys a pleasant village setting, whilst remaining conveniently positioned for a range of local amenities, including the well regarded Half Moon public house. The neighbouring market town of Pocklington offers an excellent selection of independent shops, supermarkets, cafés, restaurants and everyday amenities, whilst the City of York provides an extensive range of shopping, leisure and recreational facilities. The property is also ideally placed for commuters, with the A1079 providing convenient access to the wider road network and motorway connections. This lovely family home is offered to the market with No Onward Chain.

The rear door opens into the utility room which provides a particularly useful space, fitted with a washing machine, tumble dryer and a range of built-in storage units. The kitchen is immediately adjacent and has been fitted with an attractive granite U-shaped worktop, incorporating a Belfast sink, dishwasher, undercounter fridge and freezer. A Rangemaster cooker with gas hob over provides an excellent focal point, complemented by a comprehensive range of storage units and cupboards.

Moving towards the front of the property, the formal dining room enjoys dual-aspect windows, creating a naturally light and welcoming space with ample room for a large dining table and chairs, making it ideal for family meals and entertaining guests.

To the opposite side of the house, the generous living room offers a comfortable and inviting reception space, centred around a multi-fuel burner. Sliding doors open out to the front garden, whilst French doors to the rear lead through to a garden room, providing an additional reception area with the added convenience of a w/c positioned in one corner.

To the first floor, the master bedroom benefits from its own en-suite shower facilities, comprising a walk-in double shower with rainfall shower head, low-level w/c, hand basin with storage below and a heated towel rail. There are three further well-proportioned double bedrooms, offering excellent accommodation for family members or visiting guests. These are served by a spacious family bathroom, fitted with a walk-in double shower, bath, w/c, hand basin and heated towel rail.

Externally the property is approached via timber double gates which open onto a generous driveway, providing ample off-road parking for multiple vehicles, as well as space for a motorhome. The driveway also gives access to a detached double garage, fitted with an electric roller door. The property enjoys lawned gardens to both the front and rear, providing attractive outdoor spaces to enjoy, with the entire plot enclosed by a combination of mature hedging and fencing, offering a good degree of privacy and security.



A FANTASTIC FAMILY HOME WITH NO ONWARD CHAIN







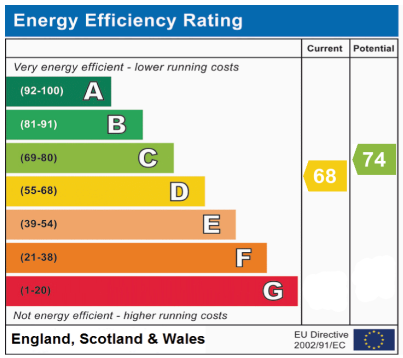


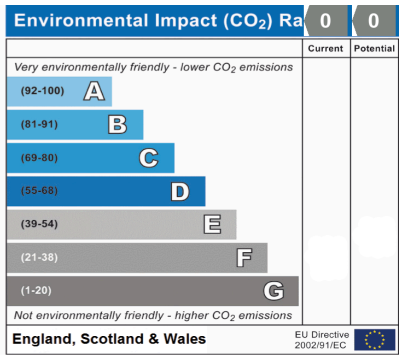
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Address:

Reference: 3034

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating.

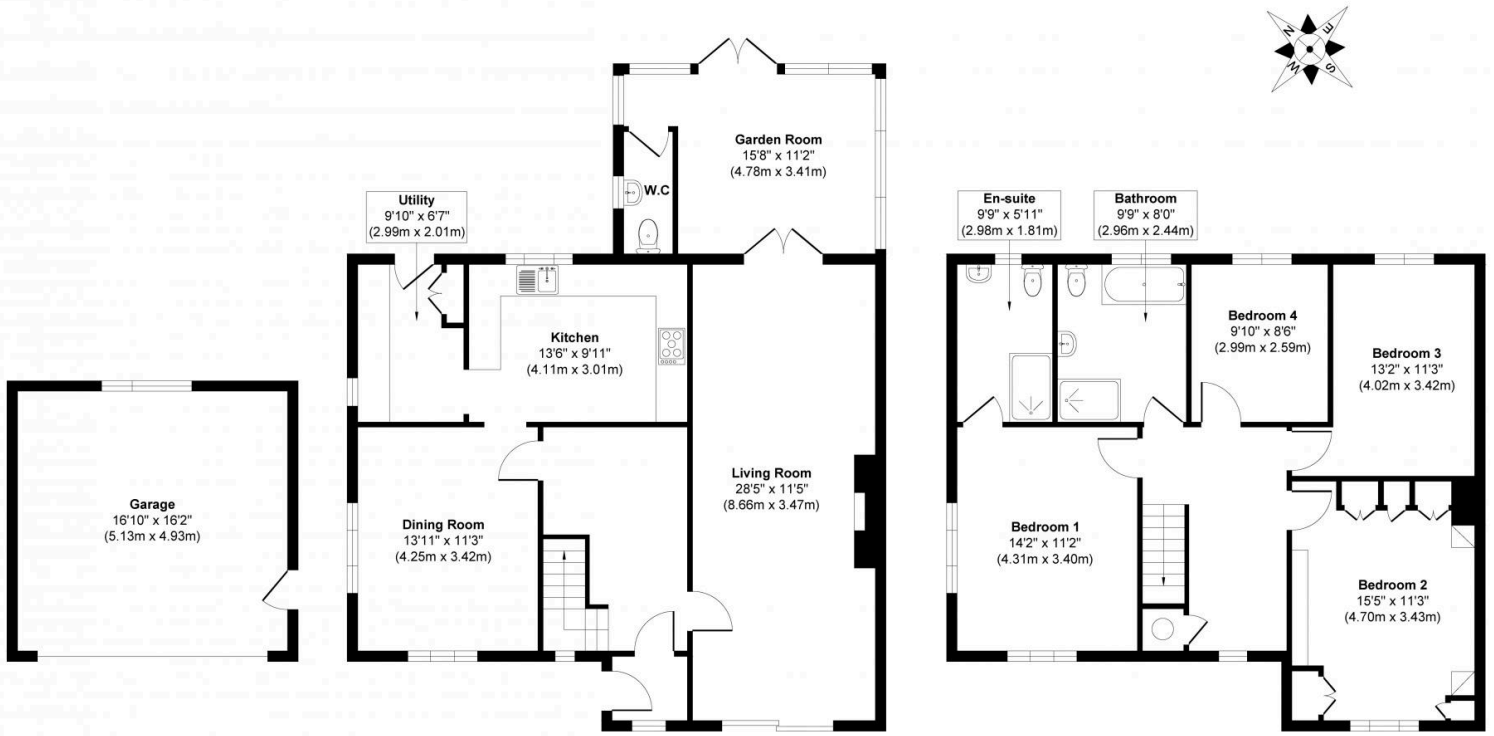
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Approx. Gross Internal Floor Area 1859 sq. ft / 172.73 sq. m
Garage 272 sq. ft / 25.29 sq. m
Total 2131 sq. ft / 198.02 sq. m



Garage
Approximate Floor Area
272 sq. ft
(25.29 sq. m)

Ground Floor
Approximate Floor Area
1033 sq. ft
(96.00 sq. m)

First Floor
Approximate Floor Area
826 sq. ft
(76.73 sq. m)

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