



29 Gay Meadows Stockton On The Forest  
York, YO32 9UJ

**Guide Price £450,000**



A QUALITY THREE BEDROOM DETACHED PROPERTY IN THIS SOUGHT-AFTER AND CONVENIENT VILLAGE - We are delighted to offer for sale this excellent home, updated and extended by the present owners to a fabulous condition throughout with a spacious and adaptable layout. Arranged over two floors with well-proportioned rooms and practical storage solutions the property benefits from modern double glazing, composite entrance doors and gas central heating. Located at the end of this quiet cul-de-sac in Stockton on the Forest, convenient for York city centre as well as the outer ring road, this community-orientated village is also served by schools, popular amenities, bus links and nearby Monks Cross shopping park. Ready to view the internal accommodation and comprising; Entrance Hallway, 20' Lounge with double doors to garden, large open plan Kitchen & Dining Room, Utility Room, Playroom/Study, first floor Landing, Master bedroom with tiled ensuite shower room, two further bedrooms with eaves storage and recently upgraded three-piece house bathroom suite.

To the outside is a low maintenance gravelled driveway providing ample off street parking and electric car charging point with access to the attached single garage. To the rear is a landscaped garden with paved patio, lawn, mature fruit trees and borders with timber shed and hot tub. The attached garage also has convenient rear access.

**Entrance Porch**

Composite entrance door, carpet, oak panelled door to;

**Lounge**

20'7 x 11'1 (6.27m x 3.38m)

Column radiator, double panelled radiator, UPVC double glazing and windows to courtyard, carpeted stairs to first floor, power points, TV point, laminate flooring.

**Kitchen & Dining Room**

23'9 x 9'9 (7.24m x 2.97m)

UPVC double glazing to front and rear, fitted wall and base units with countertop, 1.5 stainless steel sink and draining board, freestanding island, space and plumbing for appliances, power points, laminate flooring.

**Playroom/Study**

10'2 x 10 (3.10m x 3.05m)

Double glazed French doors to side, double panelled radiator, power points recessed spotlights, tiled flooring.





### Utility Room

10'2 x 5'10 (3.10m x 1.78m)

Composite door to front, fitted wall and base units, countertop 1.5 stainless steel sink and draining board, space and plumbing for appliances, double panelled radiator, power points, tiled flooring.

### First floor landing

Carpet. Door to;

### Master Bedroom

14'10 x 10'2 (4.52m x 3.10m)

UPVC double glazed window to rear, Velux to front, two double panelled radiators, recessed spotlights, eaves storage, loft access, carpet.

### Ensuite

Opaque UPVC double glazed window to rear, tiled shower enclosure, low-level WC, wash hand basin, towel radiator, spotlights, extractor.

### Bedroom 2

16'9 x 8' (5.11m x 2.44m)

UPVC double glazed window to rear, Velux to front, double panelled radiator, eaves storage, loft access, carpet.

### Bedroom 3

Velux to front, double panelled radiator, eaves storage, loft access, carpet.

### House Bathroom

Opaque UPVC double glazed window to rear, panelled bath with mains shower over, low-level WC, wash hand basin, towel radiator, spotlights, extractor.

### Outside

To the front is a low maintenance gravelled driveway providing ample off street parking, electric car charging point, secure gate to rear. Landscaped rear garden with paved patio, lawn, mature trees and borders with timber shed and freestanding hottub.

### Garage

Up-and-over garage door, wall mounted gas combi boiler, entrance door to rear, power and lighting.

### Agents Notes

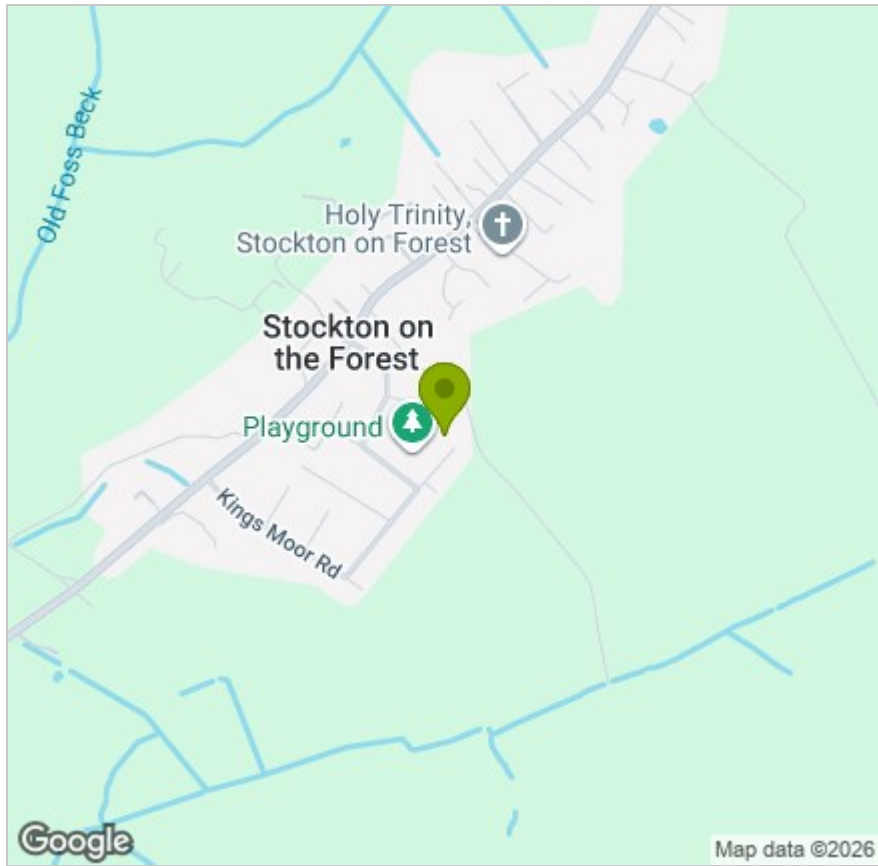
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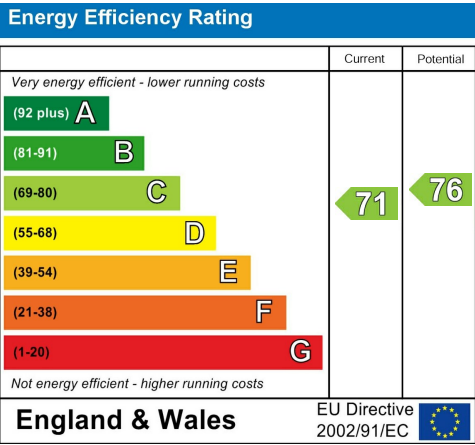
FLOOR PLAN



LOCATION



EPC



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