



Blink Bonnie Carr Lane Sutton-On-The-Forest

York, YO61 1EB

£425,000

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WITH NO ONWARD CHAIN, POSITIONED JUST MOMENTS FROM THE VILLAGE MAIN STREET, THIS DETACHED TWO BEDROOM BUNGALOW STANDS WITHIN GENEROUS GROUNDS OF APPROXIMATELY 0.17 ACRES. A RARE OPPORTUNITY AND OFFERS CLEAR POTENTIAL WITH SIGNIFICANT SCOPE TO EXTEND, RECONFIGURE OR ENHANCE (SUBJECT TO CONSENTS) PRESENTING AN EXCEPTIONAL CHANCE TO CREATE A HOME SHAPED ENTIRELY TO ONE'S OWN DESIGN IN ONE OF THE AREA'S MOST SOUGHT AFTER VILLAGES

Mileages: York – 8 miles, Easingwold – 6 miles (Distances Approximate)

Reception Hall, Sitting Room, Kitchen Dining Room, Boiler Room, Cloakroom/WC

Principal Bedroom with Fitted Wardrobes, Bedroom Two and 4 Piece Bathroom

Outside - Ample Off Road Parking, Two Garage, Workshop/Store, Attractive Rear South West Facing Lawned Garden Driveway

Set behind an exposed brick storm porch, a glazed PVC entrance door with matching side panel opens into a RECEPTION HALL, enhanced by ceiling coving.

SITTING ROOM is centred around an attractive electric fireplace with tiled surround and hearth. A boxed bay window frames views across the front.

To the rear lies the KITCHEN/ DINING ROOM, a practical and well appointed space fitted with a comprehensive range of wall and base units, tiled walls and curved worktops. A composite sink sits beneath a wide window overlooking the rear terrace and the gardens beyond. There is provision for a low level fridge or freezer, ample work surfaces and a door leading through to the side lobby.

The PRINCIPAL BEDROOM is a sizeable double, fitted with extensive wardrobes offering shelving, rails and overhead storage, and enjoying a box window to the front.

BEDROOM TWO is equally versatile and would serve well as a formal dining room, with sliding glazed doors opening directly onto the rear patio.

BATHROOM is arranged as a four piece suite, comprising a panelled bath, pedestal wash hand basin, low suite WC and a walk in thermostatically controlled shower. The walls are fully tiled and a heated chrome towel radiator completes the room.

From the kitchen, a door leads into a SIDE LOBBY, giving access to the GARAGE (21ft 8 x 14ft 3) with electric roller door, plumbing for a washing machine/ small utility area, PVC side window and a floor mounted boiler housed within a dedicated boiler room.

A CLOAKROOM/WC with pedestal wash hand basin, low suite WC, tiled floor and splashback sits adjacent, along with useful storage.

OUTSIDE, the property enjoys a carriage style driveway leading to the integral garage, while a further adjoining tarmac drive provides generous further off street parking and continues down the side of the house to a rare secondary GARAGE (18ft 9 x 10ft).

The rear south west facing garden is a particular feature of genuine scale and opportunity. A full width stone terrace adjoins the house, beyond which lie a





WORKSHOP/STORAGE SHED (12ft 8 x 8ft) and kennels. A stone patio leads onto a broad lawn with mature borders, greenhouse, stone pathway and established vegetable plots.

LOCATION - Sutton on the Forest lies approximately 9 miles north of York, a pretty former estate village which is still dominated by Sutton Hall at its centre. Many of the houses date from the 1700s and front the wide village street and grassed greens. The village has a reputable primary school, a well-established popular preschool play group/toddler group, bus service and popular Rose and Crown Public House and Restaurant, Il Paradiso On The Forest Italian Restaurant, Sutton Park Tea Rooms with more extensive facilities available within the Georgian market town of Easingwold some 6 miles away. Whilst nearby in the neighbouring villages there is a doctors' surgery, Post Office, sports club, community village store and coffee shop along with a variety of further pubs and restaurants. Sutton on the Forest has long been regarded as a particularly sought after village location.

POSTCODE - YO61 1EB

TENURE - Freehold

COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage, with oil fired central heating

VIEWINGS - Strictly by prior appointment through the sales agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com.

DIRECTIONS From our central Easingwold office, proceed along Long Street, and bear left onto Stillington Road. Continue along the road to Stillington, and turn right signposted Sutton on the Forest. At the mini roundabout by the Village Hall, proceed a very short distance whereupon Blink Bonnie is positioned on the right hand side, identified by the Churchills For Sale board.

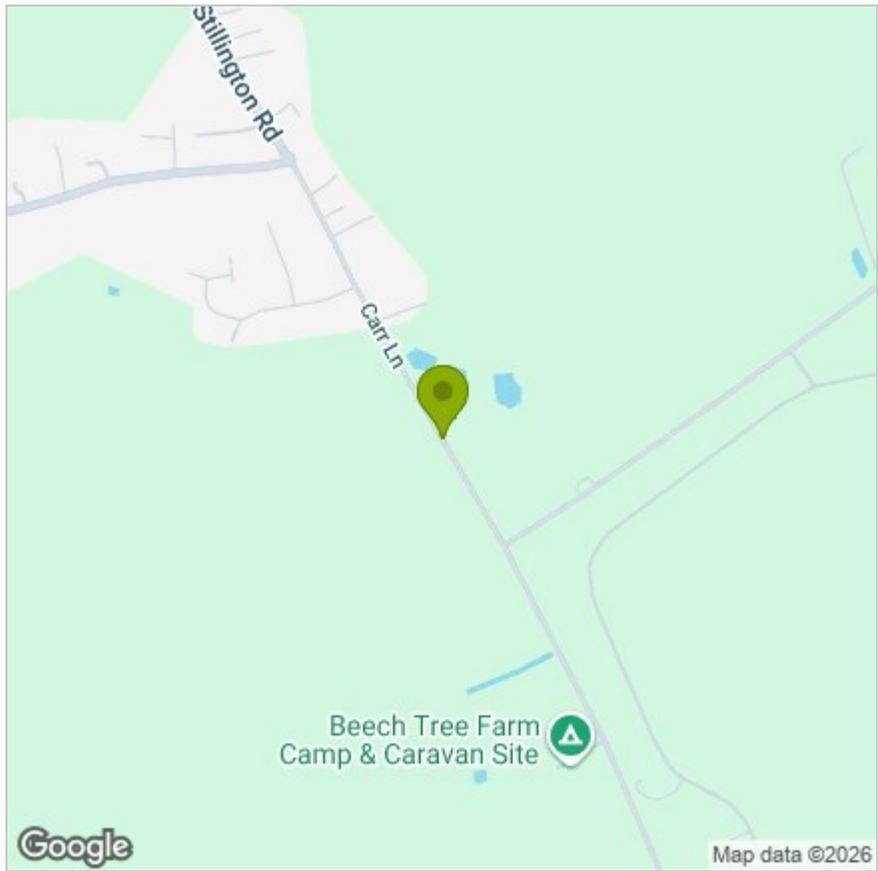
AGENTS NOTES: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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