

Low Medstone Drive, York YO61 3GJ

£400,000

**Stephensons**  
estate agents & chartered surveyors



A fabulous 4 bedroom detached property enjoying an enviable cul-de-sac position and featuring an impressive orangery with underfloor heating, living room, dining kitchen and utility room, complemented by an en-suite shower to the principal bedroom, integral storage garage and workshop and a beautifully landscaped south facing rear garden.

Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 1600 Mbps\* download speed  
 EPC Rating: C - 77  
 Council Tax: E - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



An entrance hall with staircase leads into a living room with contemporary remote control fire and double doors opening into a stylish 18'4" (5.59m) long dining kitchen that features granite worktops with dining bar, base and wall storage cupboards, complemented by a built-in gas hob and a fan assisted electric oven and grill, freestanding appliance space and a walk-in pantry. Leading off the dining area is a fabulous south facing orangery with underfloor heating, self-cleaning glass in the roof lantern and double doors opening out into the delightful rear garden.

The ground floor also features a useful utility room, cloakroom/wc and a personnel door into the integral garage which has been sub divided to create a bike store and a workshop.

The first floor landing leads off into a principal bedroom with rural glimpses, fitted wardrobes, dressing table and en-suite shower room, 3 further bedrooms (1 with fitted wardrobes) and a house bathroom with a shower over the bath.

Other internal features of note include a gas fired central heating system and double glazing throughout.

The low maintenance front garden is open plan in design and a double width driveway provides parking and access into the integral single garage.

The beautifully landscaped south facing rear garden features a lawn, al-fresco dining area and a timber built storage shed.

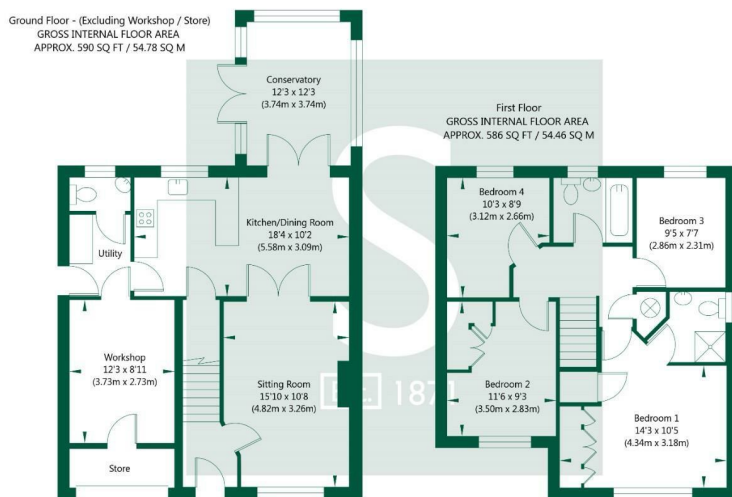
**AGENTS NOTE**

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**Low Medstone Drive, Easingwold, York, YO61 3GJ**



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1176 SQ FT / 109.24 SQ M - (Excluding Workshop / Store)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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