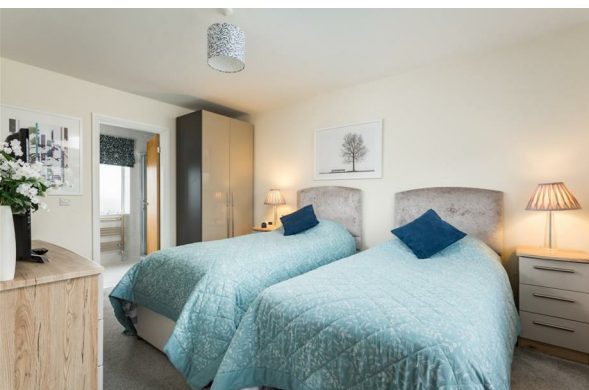




An immaculately presented 3 bedroom detached property located on the rural fringes of Alne, just under 4 miles from Easingwold and 10 miles north of York. Built in 2022, and forming part of an exclusive development of just 4 other contemporary homes, this luxuriously appointed property offers stylish high specification living space that includes a spacious reception hall, large sitting room and a superb dining kitchen with a garden room and a utility room leading off, 3 double bedrooms and 2 stylish shower rooms complemented by single garage and a south west facing rear garden.

Tenure: Freehold  
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 1600 Mbps\* download speed  
 EPC Rating: B - 88  
 Council Tax: E  
 Current Planning Permission: No current valid planning permissions

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



An impressive 19'3" (5.87m) long reception hall with staircase, storage and cloakroom/wc creates an immediate sense of space and quality. From here, elegant double doors open into a spacious sitting room with feature fireplace and Esse wood burning stove and the superbly appointed 19'9" (6.02m) long dining kitchen features a roof lantern above the dining area and a beautifully appointed kitchen that includes quartz worktops that incorporate a dining bar and generous cabinetry complemented by a range of integrated appliances to include a touch control hob, eye-level oven, grill and microwave, fridge, freezer and dishwasher. Leading of the dining kitchen is a fabulous garden room with independently controlled underfloor heating and a superbly appointed utility room with further quartz worktops, direct access out into the rear garden and a personnel door into the integral garage.

The first floor landing leads off into a well proportioned principal bedroom with a stylish ensuite shower room, 2 further double bedrooms and an impressively appointed shower room with a larger than average walk in shower. It should be noted that the 3rd bedroom is currently being used as a dressing room that features a fitted wardrobes and storage cabinetry.

Other internal features of note include an energy efficient air source heat pump providing underfloor heating on the ground floor and radiator heating on the first, double glazing, drop down loft ladder access off the landing, a security alarm system and a host of upgrades and refinements beyond on the developer's original 2022 specification.

Externally the front garden is mainly laid to lawn and a driveway provides parking and access into an integral single garage with remote control door. The south west facing rear garden has been landscape to provide an expansive paved seating area, timber built garden store and a lawn with well stocked flowerbed borders.

#### AGENTS NOTE

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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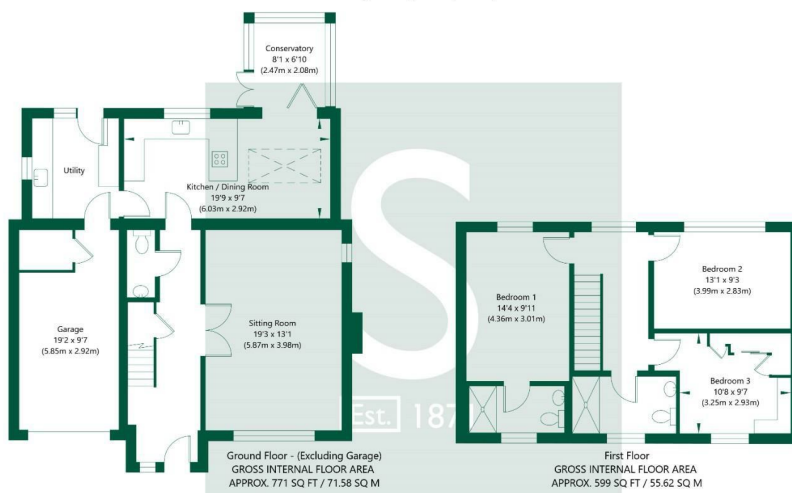
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1370 SQ FT / 127.2 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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