

LANCASTER
SAMMS

4a The Gowans, Sutton-On-The-Forest

York



Built in 2017, this individually designed home is set in a choice position within an exclusive cul-de-sac. Detached, with three double bedrooms, the house presents as a beautifully appointed and practical home suiting a modern lifestyle. The original design and construction had been carefully considered with the quality workmanship of local craftsman evident throughout this bespoke property.

The impressive interior is flooded with natural light and comprises firstly of an entrance hallway providing direct access to the principal reception rooms and WC. To the front elevation is the spacious formal lounge which centres on an electric stove with oak beam mantel.

The centrepiece of the home is the impressive dining kitchen with French doors onto the patio. The fully fitted kitchen includes a comprehensive range of wall and base units and central island/breakfast bar complemented by quartz work-surfaces. The quality NEFF integrated appliances include a double oven/grill, dishwasher and halogen hob with extractor over. In addition is a fridge/freezer and wine cooler. Adjacent to the kitchen is a fitted utility room with provision for under counter washing machine and tumble dryer, and courtesy doors to the garden and integral garage.

Stairs from the entrance hallway lead to a first floor landing with sun tunnel and three well-proportioned double bedrooms along with a stylish house bathroom. The Master Suite and second bedroom both benefit from en-suite shower rooms. The upstairs space has been thoughtfully fitted with landing storage and quality fittings.

Externally, the property has a lovely feeling of privacy and is set back behind mature hedging, with a neat and tidy block paved driveway providing off street parking. The driveway leads to an integral single garage with electronic roller door, with EV charging point installed to the side wall of the garage. To the rear is a lawn garden with planted borders and fenced boundaries, with flagstone patio paving. There is also space down both sides of the house, each side fitted with gates. In summary, a contemporary detached property set within a favoured exclusive development of family style homes, situated on the edge of the desirable village of Sutton on the Forest.

LOCATION

Sutton on the Forest is an attractive Conservation village centring on Sutton Park, a former country estate that commissioned many of the period houses lining the main street. Home to a primary school, the Rose & Crown public house and popular pre-school/play group, the village also has a well-attended church and a regular bus service to Easingwold and York, both of which are only a short drive away. The York outer ring road and the numerous retail parks which line its northern stretch, are just 9 miles to the south.

From the York outer ring road (A1237), follow signs for Wigginton and Sutton on the Forest via Wigginton Road. Continue for approximately 5 miles until reaching a T-junction on the edge of the village. Turn right and continue along Main Street and take a right at the next T-junction onto Carr Lane. Take the next right into The Gowans where the property is situated on the right hand side.

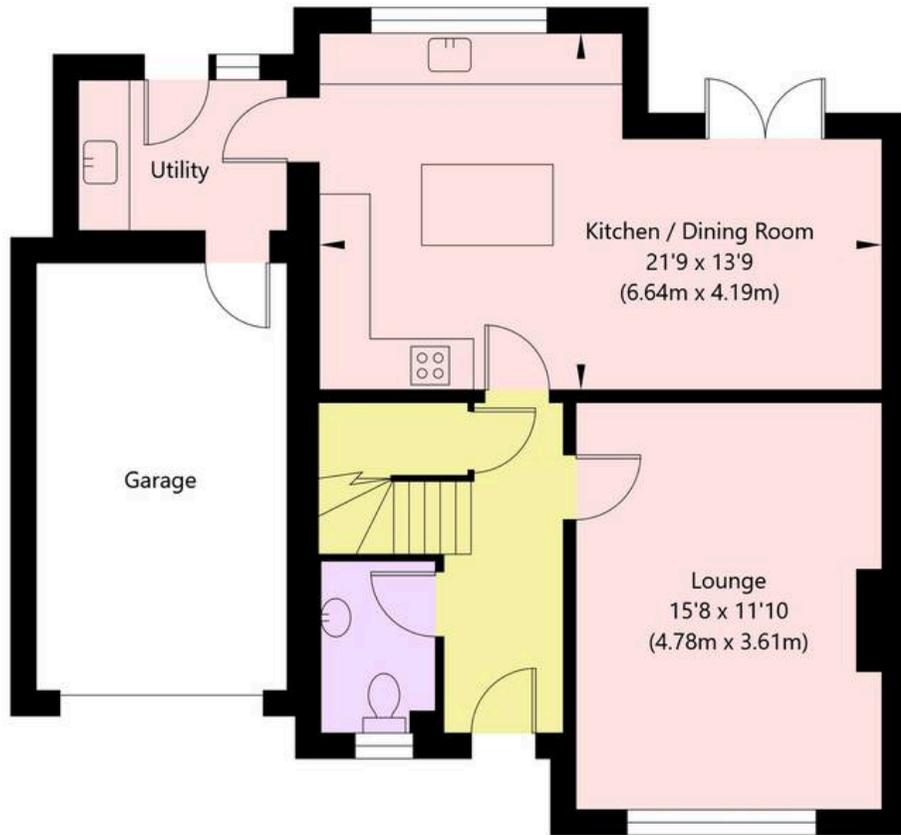




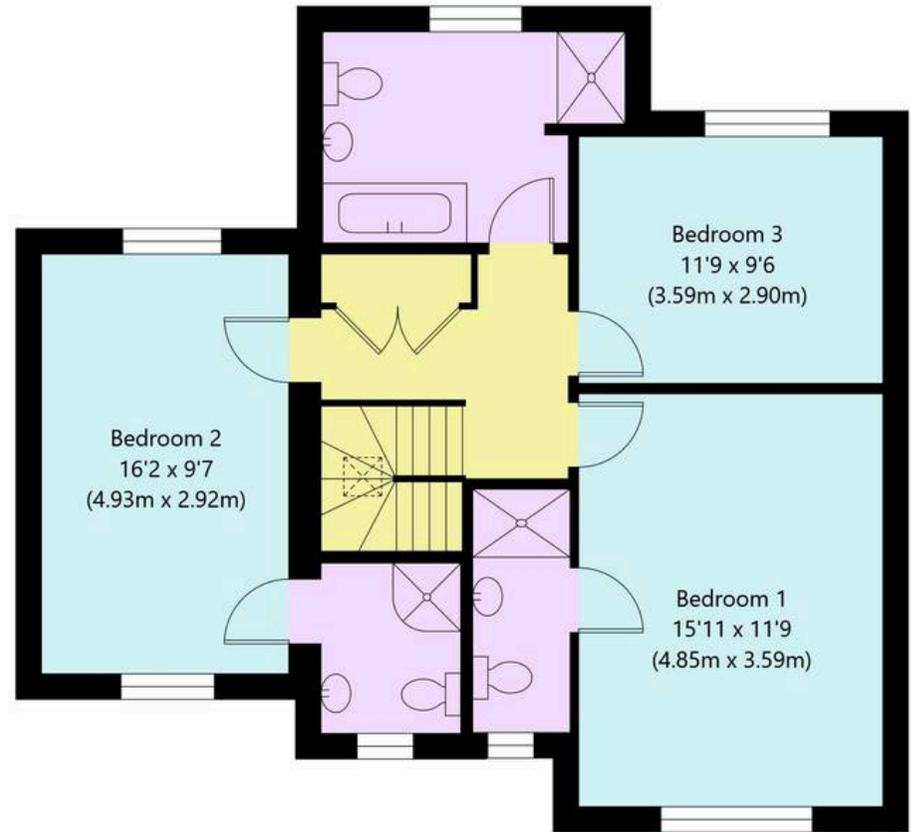




The Gowans, Sutton-on-the-Forest, York, YO61 1DJ



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 635 SQ FT / 59.04 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 755 SQ FT / 70.18 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1390 SQ FT / 129.22 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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