

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

3 Blackberry Close Thorganby

York, YO19 6DB

£495,000

3 3 2

STUNNING CONTEMPORARY NEW BUILD. One of the last remaining properties set within this exclusive courtyard development located in an elevated position just off the main street in this popular village within Fulford school catchment and with easy access in to York this property is one of four individual properties built to a high standard with modern architectural detail. These eco friendly properties benefit from high levels of insulation coupled with air source heating system and pv solar panels and car ev chargers. With front open aspect and private rear garden the property comprises entrance hall, utility/w.c., large open plan living room with lounge and dining areas with patio doors to garden and kitchen with quality fitted units and integrated appliances, separate family room, landing, 3 bedrooms, master with en suite shower room/w.c., family bathroom/w.c. Front garden with driveway for parking for 3 cars including carport. Large lawned rear garden. Additional visitor parking spaces.







PRICE LIST

Plot 1 £465,000 SOLD
Plot 2 £495,000
Plot 3 £850,000 SOLD
Plot 4 £820,000

Hallway

Entrance door. Doors to

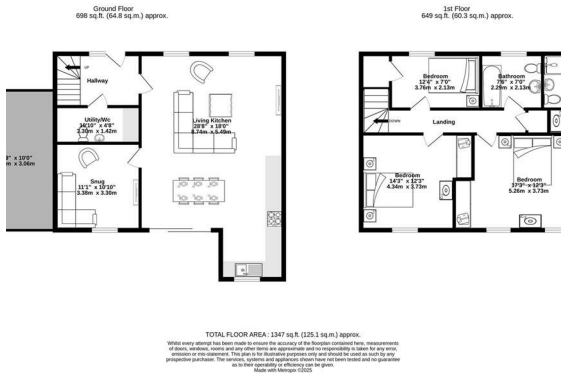
Utility/Cloaks w.c

Work surface with space for washer and dryer below, wash hand basin, w.c.

Open Plan Living Room

Large open plan space with large living room area with windows to front, dining area with patio doors to rear garden. Door to family room and open to







TOTAL FLOOR AREA : 1347 sq.ft. (125.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Kitchen Area
High quality shaker style units with quartz work surfaces and AEG integrated appliances including double oven, hob with extractor above, fridge/freezer and dishwasher

Family Room
Window to rear.

Landing
Airing cupboard. Doors to

Bedroom 1
Large master bedroom with windows to rear. Opening to a vanity area and on to

En Suite
Large walk in shower, wash hand basin and w.c.

Bedroom 2
Another large double room with window to rear.

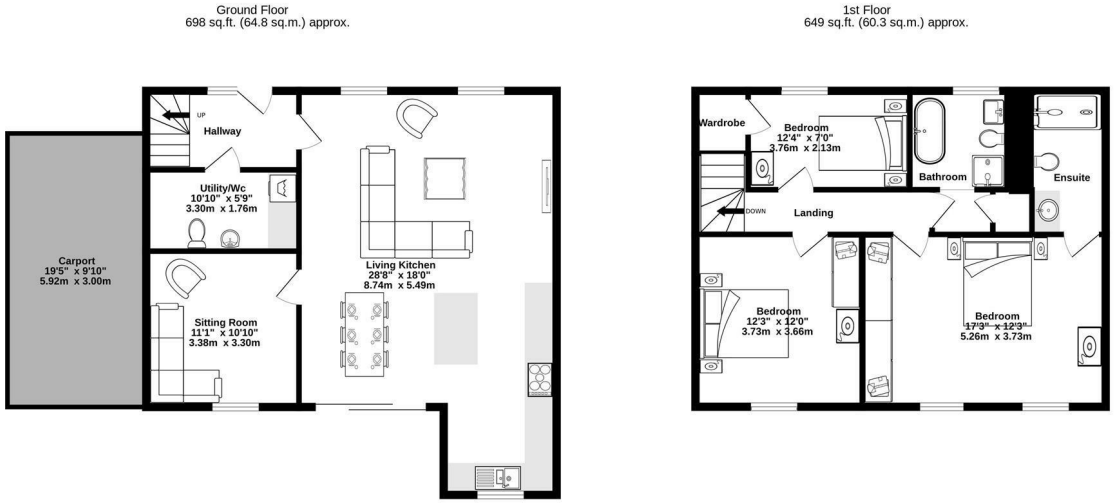
Bedroom 3
Small double bedroom with built in wardrobe and window to front.

Bathroom
Walk in shower, wash hand basin and w.c.

Outside
Front garden with lawn and boundary hedge. Block paved driveway leading to a contemporary car port. Large rear garden with patio area

Note
Some images are cgi generated and will change during the build

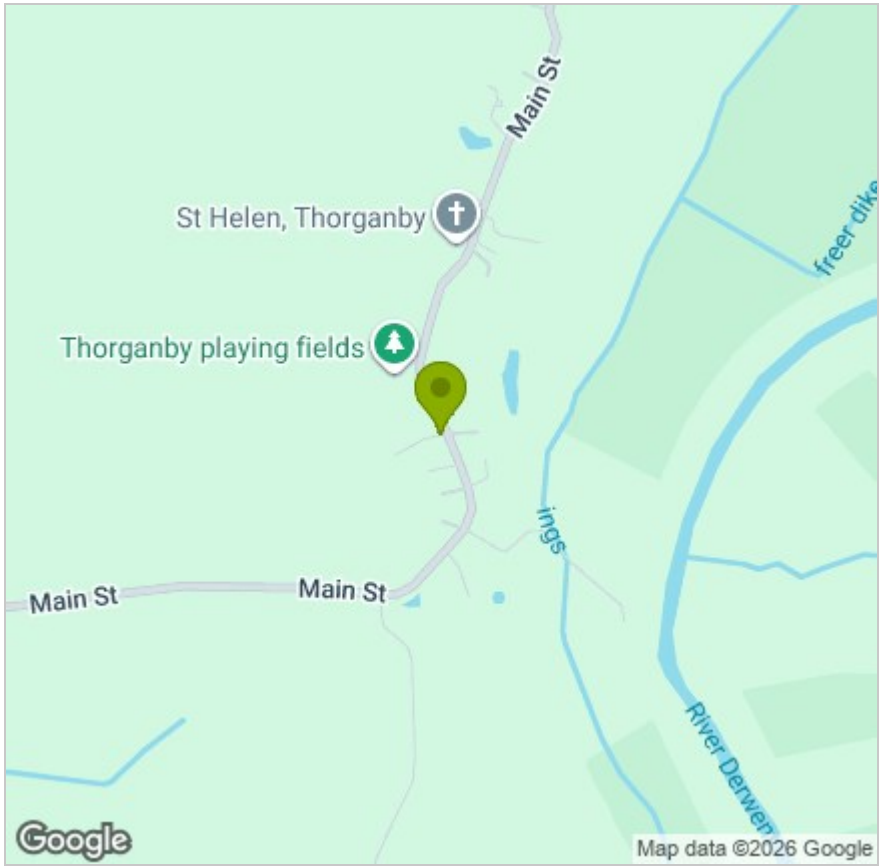
FLOOR PLAN



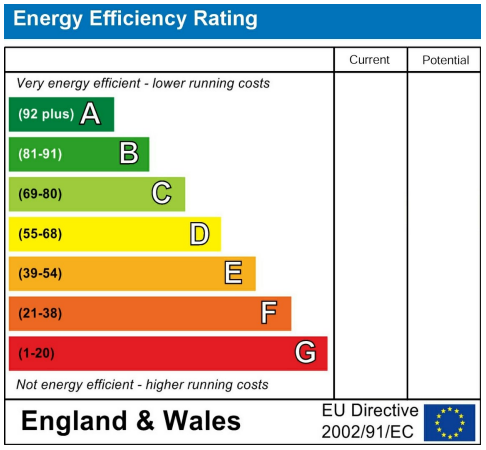
TOTAL FLOOR AREA : 1347 sq.ft. (125.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk