Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

7 Blackberry Close Thorganby

York, YO19 6DB

Selling Price £820,000

4 4 2

A STUNNING CONTEMPORARY 4 BEDROOM DETACHED NEW BUILD SET IN APROX 1/4 ACRE OF GROUNDS WITHIN THIS SMALL EXECUTIVE DEVELOPMENT WITH OPEN ASPECTS TO THE SIDE AND REAR ACROSS OPEN COUNTRYSIDE IN THIS POPULAR VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS IN TO YORK. This energy efficient property will benefit from an air source heat pump, solar pv panels and an EV car charger. Due for completion in June 2026 it will provide high quality internal fittings throughout to provide a quality family home comprising of hallway, cloaks/w.c., family room, sitting room opening through to a bright and spacious living/dining kitchen, utility room, landing, master bedroom with vaulted ceiling and balcony plus dressing room and en suite shower room/w.c., guest bedroom with en suite shower room, 2 further double bedrooms and family bathroom/w.c. with freestanding bath and separate walk in shower. Front garden with parking for 3 cars and integral brick garage. Good sized garden to rear leading to small paddock area and stunning west facing rear open views. Completion due summer 2026

Property
This contemporary build is of traditional construction but has contemporary features including seamed metal roof and cladding, high quality aluminium double glazing and will include an air source heat pump with ground floor underfloor heating along with solar pv panels and an electric vehicle car charger. The property will be finished to a high standard including kitchen with integrated appliances and quality bathroom suites. All outside areas will be landscaped to include lawns and patio to rear. The development will have additional guest parking on site.

Hallway
Large hallway with stairs to first floor and doors to

Cloaks/w.c
Wash hand basin, w.c.

Family Room
Window to front

Sittting Room
Windows to 2 aspects. recessed fireplace. Opening to

Living/dining kitchen
Bright and spacious family space with sitting/dining area with sliding doors to garden. Kitchen area with high quality fitted units including base, wall and larder units. quartz work surfaces and breakfast bar, integrated oven, combi oven/microwave, dishwasher and fridge/freezer

Utility Room
Base and wall units, space for washer and dishwasher

Landing
Large window to front, balustrade. Doors to

Bedroom 1
Sliding doors to balcony. Doors to

Dressing room
Window to front

En Suite
Large walk in shower, vanity unit with wash hand basin, w.c., window to rear

Bedroom 2
Window to rear. Door to

En suite
Walk in shower cubicle, wash hand basin, w.c

Bedroom 3
Window to rear

Bedroom 4
Window to front

Bathroom
Freestanding bath, walk in shower, vanity unit with wash hand basin, w.c. window to front

Outside
Front garden with driveways allowing 3 car parking spaces and access to an integral brick garage. Rear garden with patio area lawn and further paddock area to rear

Note
Photos used are either cgi generated or amended as the build progresses

FLOOR PLAN

Measurements Taken From Developers Plans

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.
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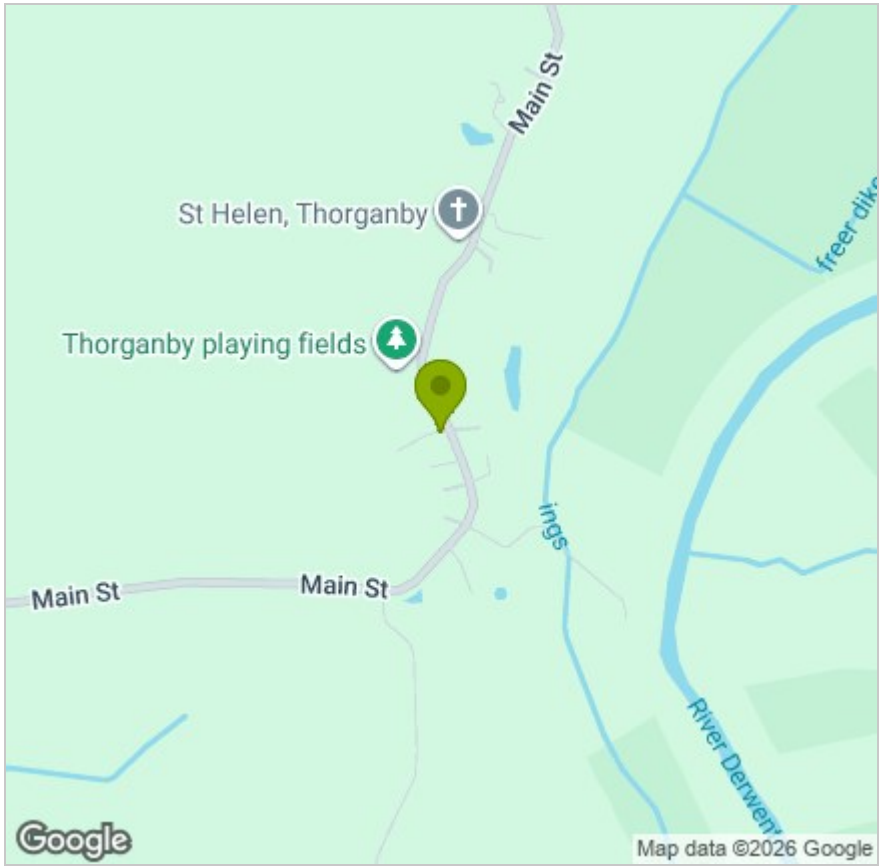
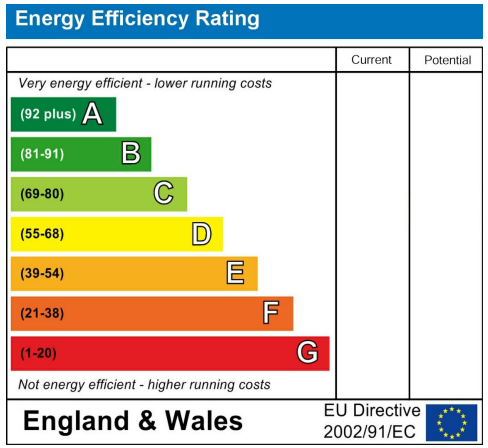
LOCATION



EPC



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