



Partridge Road  
, Easingwold, YO61 3SB

Offers Over £415,000



# Partridge Road

, Easingwold, YO61 3SB

STYLE - Impressive Detached Family Home

HIGHLIGHTS - Elegantly Styled Throughout, Contemporary Spec, Four Double Bedrooms, Two Bathrooms, Enclosed Garden.

THREE WORDS - Move. Straight. In!

## CONTEMPORARY FAMILY LIVING IN EASINGWOLD

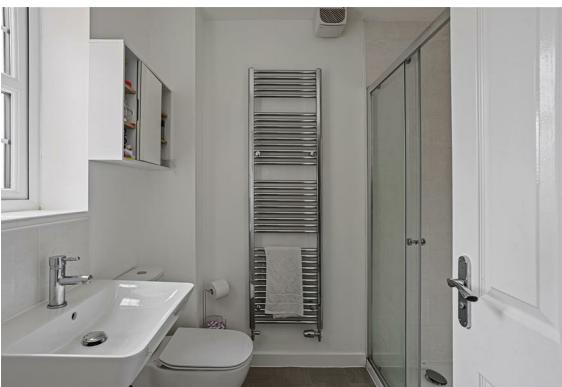
Welcome to Partridge Road, Easingwold, where this impressive detached family home offers a harmonious blend of contemporary style and versatile living. Built in 2023, this property is nestled close to the heart of Easingwold, providing the perfect setting for modern family life.

### STEP INSIDE

Step inside to discover a home that exudes tranquillity, with neutral styling and smart flooring throughout. The welcoming entrance hall leads you to a light and airy sitting room, a spacious haven for relaxation with ample room for comfy seating and additional furniture.

At the heart of this home is the open-plan dining kitchen, a sleek and sociable space designed for modern living. Soft grey wall-mounted cupboards and drawers complement the work surfaces, creating a stylish and functional area. Fitted with all the mod cons a busy cook could desire, this kitchen is perfect for hosting family gatherings. French doors open onto the garden, seamlessly connecting indoor and outdoor spaces.

The ground floor also features a useful utility room, a cloakroom, and access to the integral garage, ensuring practicality is at the forefront of this home's design.





## BEDROOMS

Upstairs, the master bedroom impresses with its generous size and sleek fitted wardrobes. The contemporary ensuite is a must-have for any modern family. Three further double bedrooms, all light and airy, provide ample space for family members or guests. The luxurious family bathroom boasts a panelled bath with a mains shower, a fitted screen, and modern fixtures, ensuring comfort and style.

## OUTSIDE

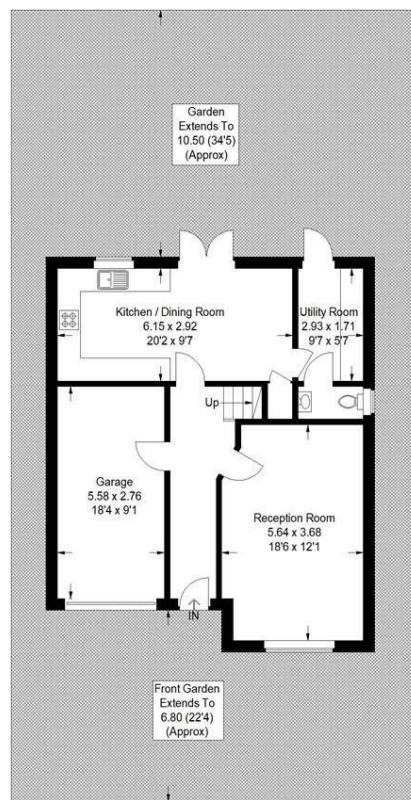
Outside, the enclosed garden offers a lovely paved terrace, ideal for alfresco dining and summer BBQs with family and friends. The lawned garden is perfect for children to play or for keen gardeners to create their own oasis. The front of the property features a lawned area, a driveway for two cars, and access to the garage.

With an EPC rating of B, this home is super energy efficient, benefiting from gas-fired central heating and extensive double glazing. Don't miss the opportunity to make this contemporary family home your own. Contact Emsley Mavor Estate Agents today to arrange a viewing.

## Floor Plan

### Partridge Road

Approximate Gross Internal Area  
124.1 sq m / 1336 sq ft  
Garage = 15.8 sq m / 170 sq ft  
Total = 139.9 sq m / 1506 sq ft

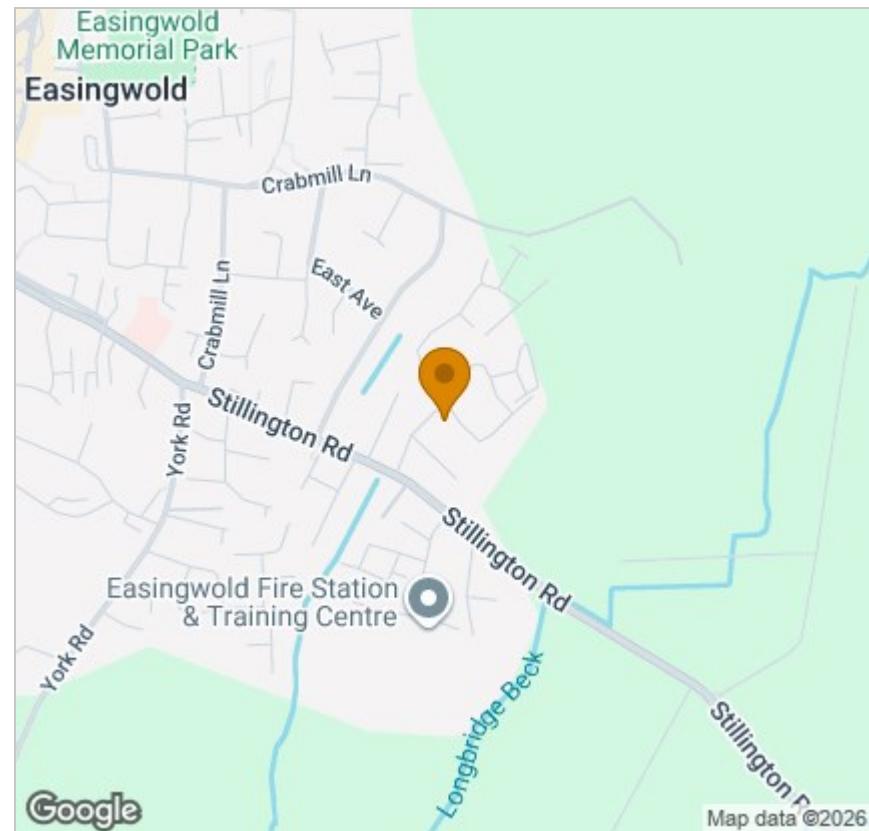


#### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1220148)

#### First Floor

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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