



Main Street, Sutton on Derwent, York, YO41 4BT

- A superior detached family home
- Underfloor heating to the ground floor, bathrooms and dressing room, plus solar hot water
- Open plan kitchen/diner & a separate utility room
- Living room with a log burner & bi fold doors
- Family room/home office
- Boot room with a w/c beyond
- Master bedroom with walk in wardrobe & en-suite. Four further double bedrooms & a family bathroom
- Fully walled garden which is secure & private
- Detached double garage, large gravelled drive & electric gates
- EPC = B

Guide Price £765,000

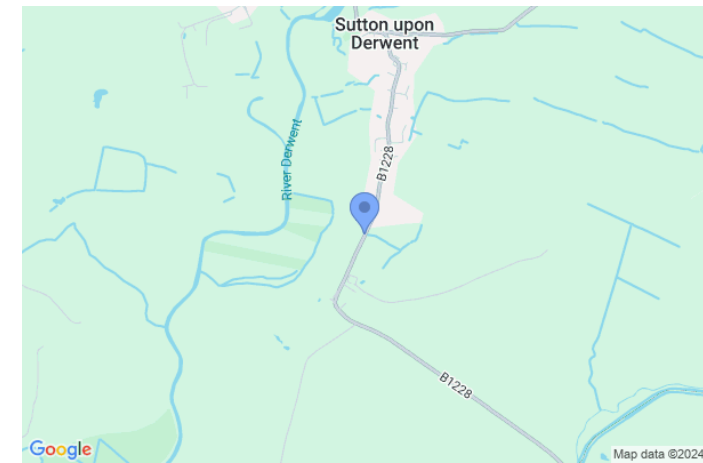
This stunning five-bedroom detached family home is in the highly desirable village of Sutton on Derwent, only a short drive from the City of York and market town of Pocklington. If you have a growing family or just desire more space, then this could be the property you have been waiting for, as it features underfloor heating to the ground floor and the bath/shower rooms on the first floor, solar water heating, an open plan kitchen/diner, utility, multiple reception rooms, large double bedrooms, a detached double garage, a good-sized garden and secure gated parking. A viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you will see that a lovely oak flooring has been laid throughout the hall and most of the ground floor, with tiled flooring in the kitchen and utility room. A door on the right opens to the open plan kitchen/diner which has space at one end for a formal dining table with chairs. There is a central island with storage below and a quartz worktop which also doubles up as a breakfast bar. An L shaped quartz worktop to the side incorporates a recessed stainless-steel sink with drainer and a recessed five ring induction hob. There are various appliances including two single ovens, a warming draw, a combination microwave oven, fridge/freezer and a dishwasher. In addition, there are various wall and base storage units. A separate utility room is located at the rear of the kitchen which also has a quartz worktop and incorporates a recessed sink, a washing machine, dryer, storage and a door which opens to the rear garden. The living room is next and is extremely spacious. There are dual aspect windows, which include a full wall of bi-folding doors which open to give access to the rear garden.

There is an impressive log burner at the centre of the room, a great feature especially in the colder winter months. A family room/snug can be found at the front of the house which could be used as a home office or games room, if so desired. Before entering the cloakroom which has w/c and wash basin, you will see an area which has been fitted with useful full height storage so could be used as a boot room. Storage below the stairs, which can be accessed from two sides, completes the ground floor.

Moving up to the first floor it is hard to not be impressed by the master bedroom as it not only has a walk-in wardrobe with fitted storage and underfloor heating but an en-suite comprising double shower, low level w/c, hand basin with storage below and a chrome heated towel rail. There are 4 further double bedrooms, two of which have built in wardrobes and a family bathroom (also with underfloor heating) comprising a bath, shower, low level w/c, hand basin with large storage drawer and chrome heated towel. The landing has a large storage cupboard with shelving. Loft access is via a drop-down ladder from bedroom 5.

The front of the property has a large, gravelled parking area which is secured by electric gates. A drive down the side of the house leads to a detached double garage. The rear has mainly been laid to lawn with borders of mature shrubs and trees. A path has been laid around the edge and leads to a timber garden shed with a patio adjacent. A brick wall encloses the property making it extremely private and secure.





AN INDIVIDUALLY DESIGNED FAMILY HOME IN THE HEART OF SUTTON ON DERWENT



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	86
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		0	0
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Park House, Main Street, Sutton on Derwent, York, YO41 4BT
Reference: 1053

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services Mains water, gas, electric & drainage. Solar hot water



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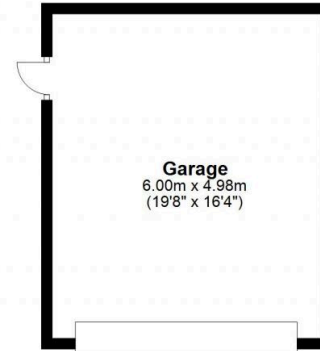
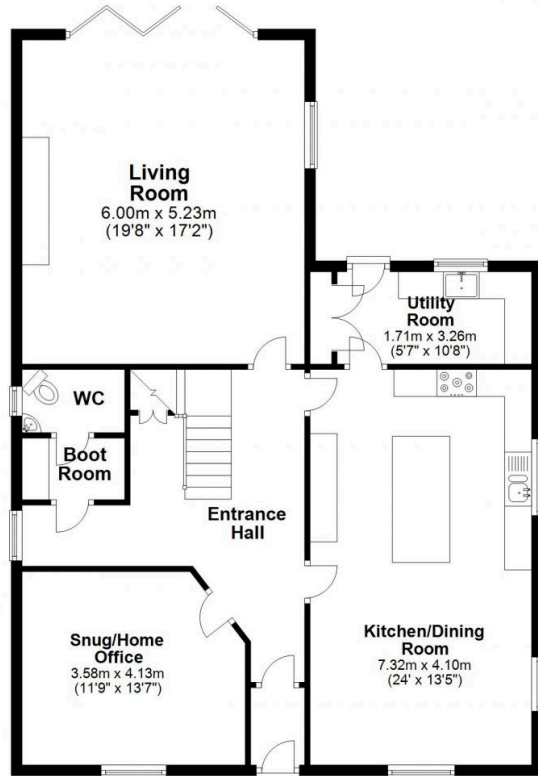


Offices in York, Pocklington and Market Weighton

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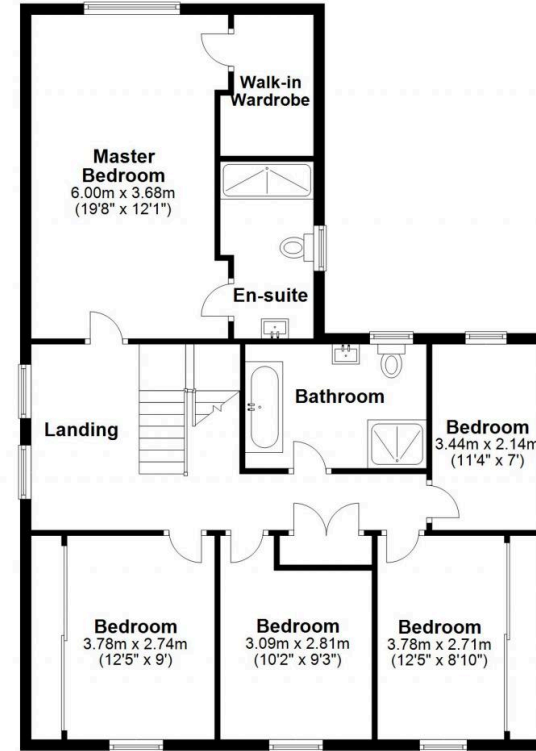
Ground Floor

Approx. 138.4 sq. metres (1489.8 sq. feet)



First Floor

Approx. 101.0 sq. metres (1087.0 sq. feet)



Total area: approx. 239.4 sq. metres (2576.7 sq. feet)

For Informative Purposes Only - Not To Scale
Plan produced using PlanUp.

Disclaimer

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