



**7 Roman Close, Hayton, York, YO42 1RG**

• Beautifully presented family home • Modern kitchen with built in appliances • Spacious dining and living rooms • Stunning sunroom with full length bi folding doors • Four good sized bedrooms • Three bathrooms including two en suites • Enclosed rear garden and patio seating area • Double garage with roller doors • Off street parking for multiple cars • EPC = C

## Guide Price £525,000

Located in the quiet village of Hayton just a short distance from the popular market town of Pocklington, sits this beautifully presented and spacious 4 bedroom family home. Boasting over 2000 square feet of living space, a private rear garden and a double garage, this property has a lot to offer.

As you enter the property you find yourself in the entrance hall with a downstairs w/c to your right, comprising a low level w/c and a hand basin with storage below. Ahead lies the boot room, this is the ideal space for storing coats and shoes thanks to the full length built in wardrobe. The kitchen follows. An L-shaped worktop incorporating a stainless steel sink and electric NEFF hob with an abundance of storage above and below surrounds an island with a built in wine fridge and seating for up to four people. Additionally, there are three built in NEFF ovens and a matching coffee machine. Double doors open from the kitchen onto a patio seating area. Adjacent is the utility room. Here there is a door leading outside, ample storage above and below an additional worktop and space for both a washer and a dryer. Moving through into the open dining room which has space for a large dining table and chairs, the statement feature here is the impressive and artistic Bang & Olufsen wall speaker. Next door lies the living room. With a log burner at its centre, this is the perfect place to relax during the colder winter months. Double doors from here open into the sunroom. Complete with surround sound speakers and full length bi fold doors that open onto the rear garden, this space is ideal for entertaining and enjoying on warmer summer days.

Upstairs there are four good sized bedrooms. The master bedroom benefits from full length built in wardrobes, Bang & Olufsen speakers and an en suite comprising a walk in shower, low level w/c, double hand basin vanity unit with storage below and a chrome heated towel rail. Two more double bedrooms follow and an additional fourth which is currently utilised as a home gym by the current vendors, again complete with a built in Bang & Olufsen speaker. One of the additional bedrooms is complemented by an extra en suite comprising a large double shower, w/c, hand basin and a chrome heated towel rail. The modern family bathroom comprising a bath with an overhead shower, hand basin, w/c and a chrome heated towel rail, completes the first floor.

It is worth noting that the loft space in this property is fully boarded out with ladders and a light, making it a fantastic storage option.

Externally there is a good sized enclosed rear garden and a patio seating area as well as a large double garage with roller shutter doors. The garden benefits from a timber shed and a thatched roof hut complete with speakers, heating and lighting, offering another great spot for those who like to entertain. Off street parking for multiple cars is also available to the front of the property.





**MODERN AND SPACIOUS FOUR BEDROOM FAMILY HOME**



**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**



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			
		69	84

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services All mains services.



Address:  
Reference: 1968



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R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Total area: approx. 226.1 sq. metres (2433.3 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

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