



Kerver Lane, Dunnington, York, YO19 5SL

- A beautifully presented family home in a highly desirable location
- Living room with gas fire
- Garden room that can be used all year round
- Open plan kitchen/diner with a range of appliances
- Separate utility room with a door that opens into the integral double garage
- Master bedroom with fitted storage and en-suite
- Three further double bedrooms and a family shower room
- Stunning rear garden with vibrant flowers and mature shrubs
- Off street parking
- EPC = C

Guide Price £595,000

If you are looking for a change of lifestyle, like the idea of living in a village but still want quick access to the centre of York, then look no further as this stunning four bedroom detached home could be the one you have been waiting for. The property is located on a quiet and beautifully maintained cul de sac just off Kerver Lane in Dunnington. The property boasts open plan spaces alongside intimate living areas, substantial bedrooms and a beautifully presented garden. A viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you will notice doors to either side of the hallway, stairs leading to the first floor, a cloakroom which benefits from underfloor heating and a heated towel rail. The door on the left opens to a large living room with an impressive inglenook fireplace that has a contemporary gas fire at its centre. There is space at the side of this room for a desk, perfect if you work from home. Doors at the rear open into a stunning garden room that can be used all year round. This room could be used for formal dining or as a second sitting room. A set of doors open to the rear garden.

The open plan kitchen/diner is configured in a L shape, with one end providing space for a breakfast table with chairs. There are two worktops, one of which incorporates a stainless steel sink with drainer and a four ring gas hob. There are a number of appliances including a full height fridge, freezer, dishwasher, double oven and a microwave. If you need storage then you will not be disappointed with what is on offer. There is door that leads from the kitchen to the outside and another which opens into the utility room which has a worktop and space for white goods. A door from here leads into the garage which has an electric roller door, a sink and storage.

To the first floor you will find an impressive master bedroom. This room has fitted wardrobes, draws and an en-suite comprising corner shower, hand basin with storage below, chrome heated towel rail and a low level w/c. There are three further double bedrooms, one of which has built in storage. The family shower room comprises corner shower with rainfall shower head, low level w/c, hand basin with storage below and a chrome heated towel rail. Both of the shower rooms have underfloor heating.

Externally the rear garden is stunning as it has been planted with vibrant flowers and mature shrubs. There is a large, paved area with lawn at its centre, perfect if you are looking for low maintenance. The garden is fully enclosed by a brick wall and timber fence. There is a garden shed perfect for the storage of gardening paraphenailia and a lovely summer house in one corner. There is a second lawn with mature trees to the front of the property and off-street parking for at least three cars on the drive.





A STUNNING FAMILY HOME IN A HIGHLY DESIRABLE LOCATION



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		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	0	0
(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	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority York City Council

Services All mains services



Address: Kerver Lane, Dunnington, York, YO19 5SL

Reference: 1586

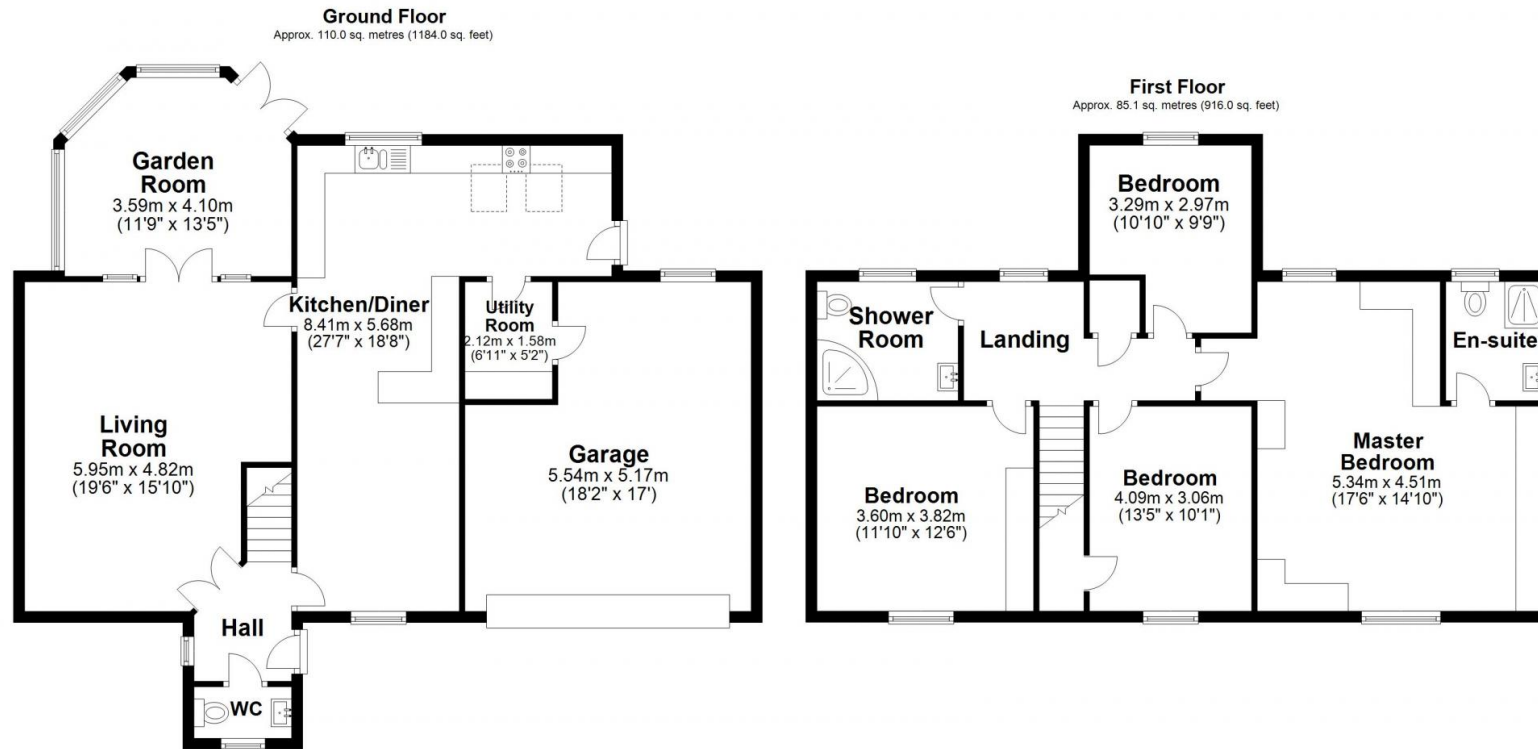


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Total area: approx. 195.1 sq. metres (2100.0 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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