



Wagtail Close, Easingwold Guide Price £489,995

A fabulous 2022 built 4 bedroom detached property enjoying an enviable cul-de-sac position on the rural fringes of Easingwold comprising of just 4 detached houses with delightful views towards Crayke. Features include an impressive 26'1" (7.96m) long dining kitchen, sitting room, study and utility room, complemented by a stylish en-suite shower room in the principal bedroom and a south facing rear garden.

*** GENEROUS DRIVEWAY & DETACHED DOUBLE GARAGE ***

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Inside

A reception hall with cloakroom/wc and staircase leads off into a sensibly sized study, sitting room and an impressively appointed 26'2" (7.98m) long dining kitchen featuring generous storage, expansive worktop space and integrated appliances (gas hob, eye-level double oven and grill, fridge, freezer and dishwasher) complemented by a larger than average walk-in storage cupboard, double doors off the dining area out into the rear garden and a utility room leading off.

The first floor landing features a useful linen storage cupboard and doors leading off into a principal bedroom with fitted wardrobes, rural views towards Crayke and a stylish en-suite shower room, 3 further double bedrooms (1 with further fab views) and an attractively appointed house bathroom.

Other internal features of note include a gas fired central heating system to radiators, double glazing and the residue of a 10 year structural warranty.

Outside

The front garden is mainly laid to lawn and a larger than average double width driveway provides generous parking and access into a substantial detached double garage (17'8" x 18'6") with power and light connected.

The delightful south facing rear garden has been beautifully landscaped by the current owners to include an expansive porcelain tiled patio, sculptured lawn and raised flowerbed borders.

Tenure

Freehold

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 1600* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

B

Council Tax

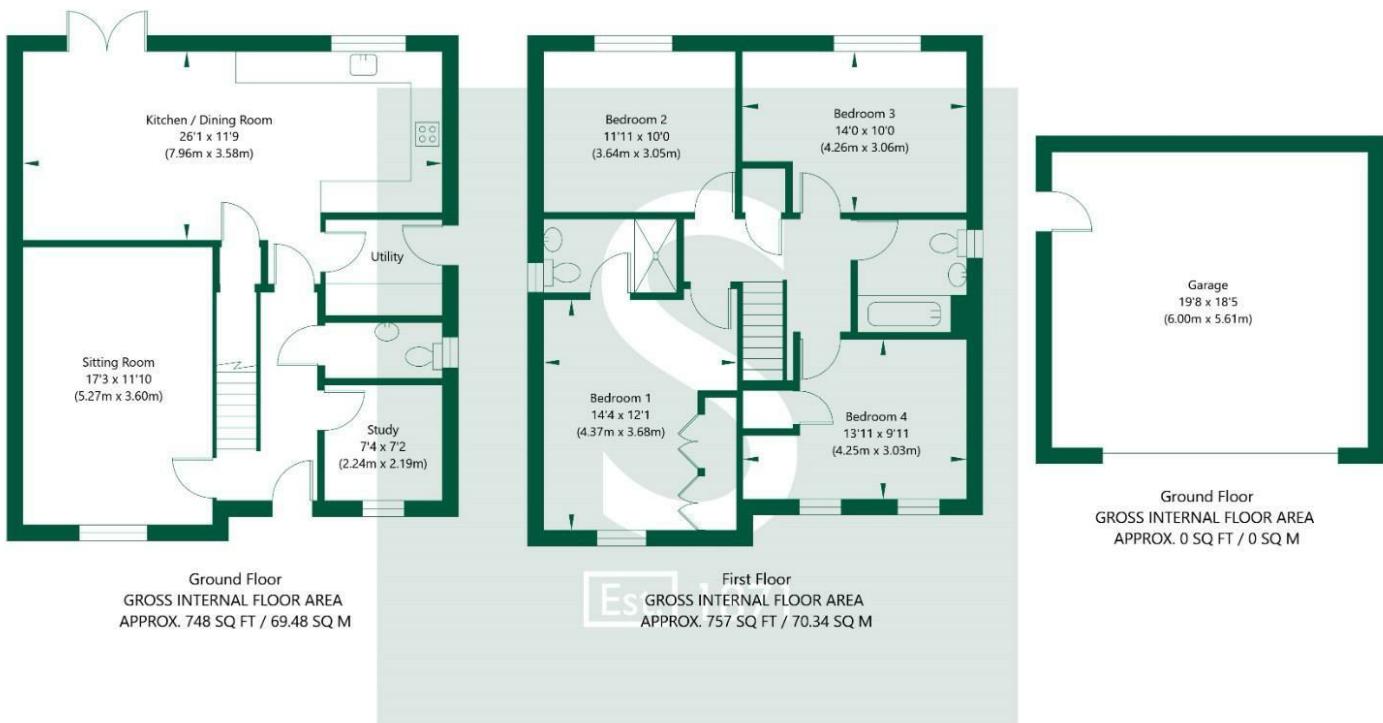
F - North Yorkshire Council

Current Planning Permissions

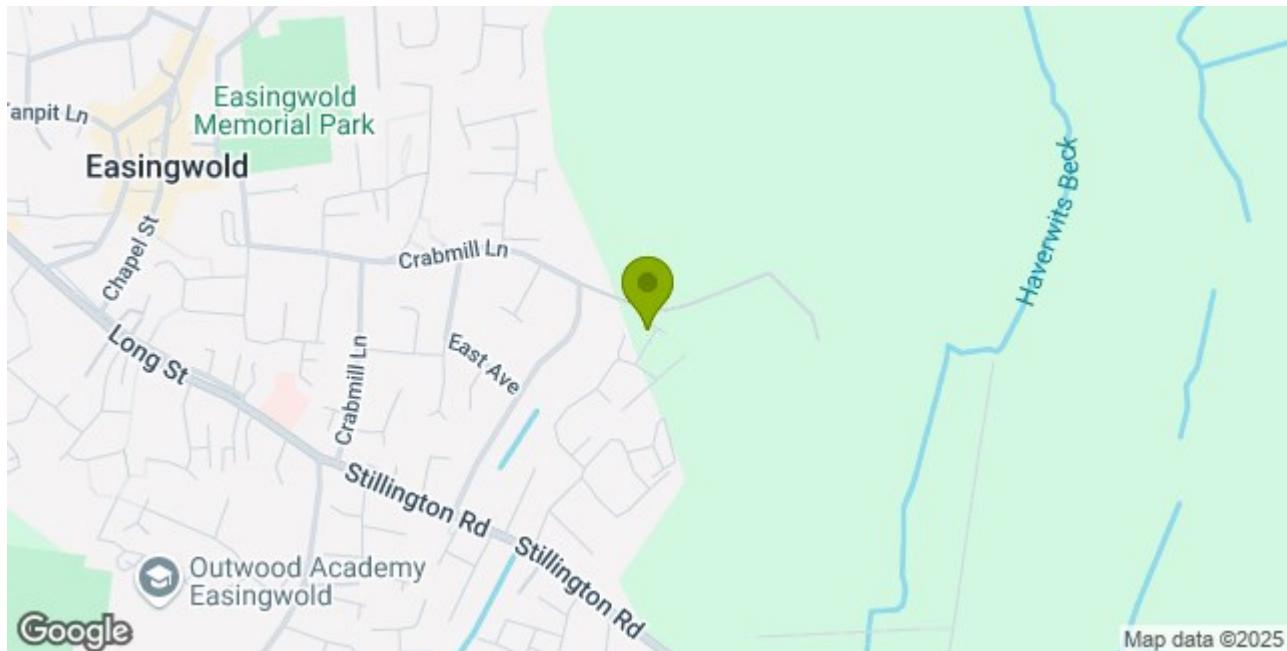
No current valid planning permissions

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1505 SQ FT / 139.82 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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