



Carlton Husthwaite Guide Price £525,000

A beautifully presented 4 bedroom detached village home featuring extended ground floor living accommodation, en-suite shower room to the principal bedroom, double garage and an idyllic rear garden.

*** STUNNING ARCHITECT DESIGNED GARDEN ROOM ***

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Inside

A reception hall with cloakroom/wc leads off into a 21'62" (6.45m) long dual aspect living room with contemporary log burning fire and access through into a formal dining area and a stunning architect designed garden room added in 2020 that features oak flooring with underfloor heating, remote control blinds and 2 sliding doors allowing access out into the beautifully landscaped rear garden.



The original 1990's 15'5" (4.70m) long kitchen/breakfast room provides generous storage, extensive worktop space and an integrated double oven and touch control hob complemented by a useful utility room leading off.

The first floor landing leads off into a principal bedroom with fitted wardrobes, rural glimpses and en-suite shower room, 3 further bedrooms (all with rural glimpses, 1 with a built-in wardrobe and 1 currently used as a study with fitted office furniture) and a house bathroom.

Other internal features of note include double glazing and an oil fired central heating system.

Outside

The pretty front garden provides a low maintenance area and a block paved double width driveway provides parking and access into a double garage with both light and power connected.



The beautifully landscaped rear garden enjoys a high degree of privacy and features a sculptured lawn, paved seating area, potting shed and well stocked flower and shrub bed borders complemented by glimpses of the White Horse.

Tenure

Freehold

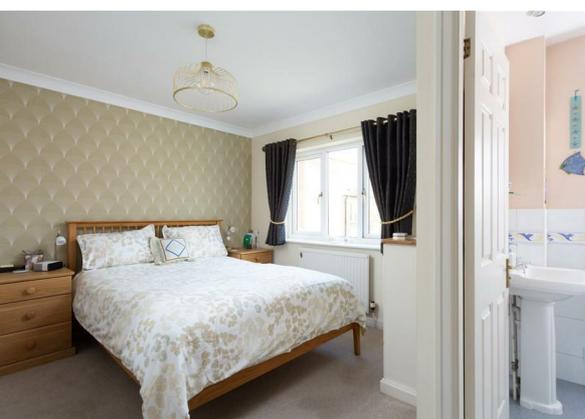
Services/Utilities

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

D - 62

Council Tax

E - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

Imagery Disclaimer

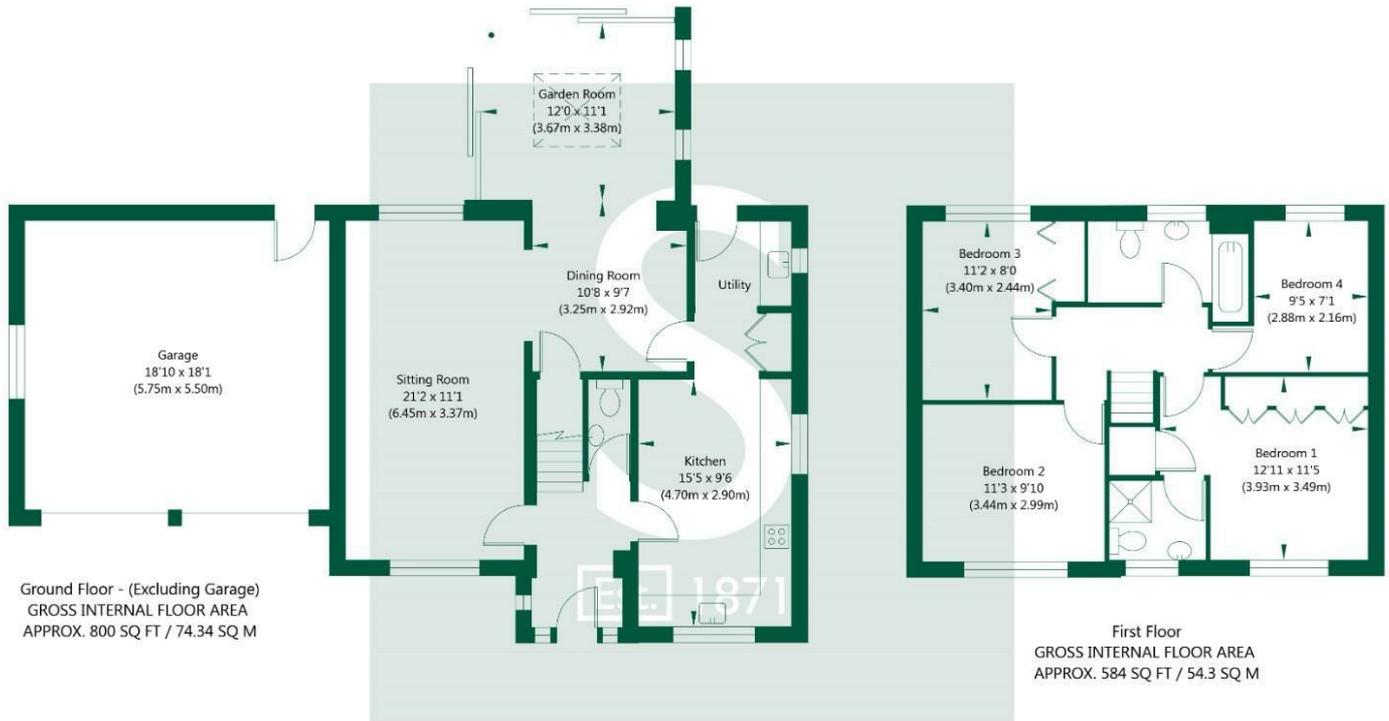
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Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



Croft Close, Carlton Husthwaite, York, YO7 2DA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1384 SQ FT / 128.64 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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