



7 Craykefields, Easingwold, York YO61 3QJ

Stephensons

S
EST. 1871

Stephensons

Guide Price £699,995

A simply stunning 4 bedroom detached property located on the fringes of Easingwold, enjoying glorious far reaching rural views towards the village of Crayke to the rear. Built in 2015 by the award winning York based developer Mulgrave Properties, this beautifully presented energy efficient home features independently controlled multi-zone underfloor heating throughout and “whole house” ventilation that includes a heat recovery system, complemented by a gated block paved driveway, generous parking, detached double garage and an extensively lawned rear garden.

Hambleton District Council - Tax Band G

Viewings via Easingwold Office 01347 821145



An impressive reception hall with cloakroom/wc leads off into a sensibly sized study/snug and a spacious sitting room with double doors opening out into the rear garden and an attractive fireplace housing a wood burning stove. The 22'4" long dining kitchen also features double doors out into the rear garden and the superbly appointed kitchen includes a working peninsular with dining bar and a range of integrated Neff appliances complemented by a useful utility room leading off. The first floor landing leads off into a fabulous 22'4" long principal bedroom enjoying glorious views towards Crayke and featuring a dressing area with fitted wardrobes and a luxuriously appointed en-suite shower room. The property also offers 3 further double bedrooms and a stylish house bathroom. Other internal features of note include multi-zone underfloor heating throughout, double glazing and remote control blinds in the kitchen, utility room and house bathroom.



Externally a block paved driveway with oak entry gates provides generous parking and access into a detached double garage (19'6" x 17'6"). The rear garden, which is extensively laid to lawn, enjoys a high degree of privacy and features a paved seating area with a mature hedgerow rear boundary backing onto farmland.





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

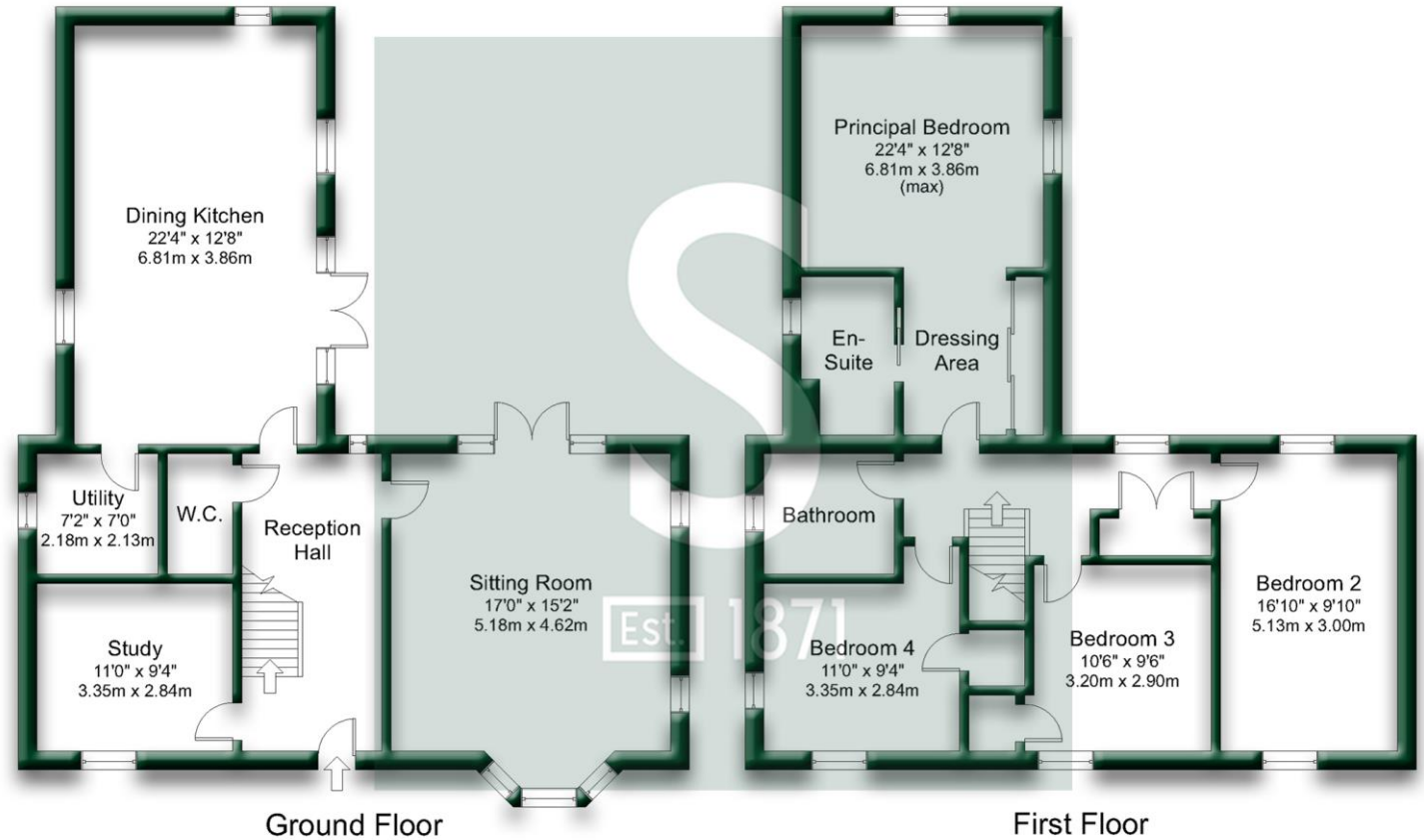
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Gross internal floor area (approx.): 162.7 sq m (1,752 sq ft) Not to Scale. Copyright © Apex Plans.

Services

We have been informed by the Vendor that all mains services are connected to the property.

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