



Highfield Croft, Thormanby Guide Price £675,000

A stylish and spacious 4 bedroom detached 2022 built family home featuring 2 formal reception rooms and a study, stunning dining kitchen, utility and boot room plus 3 luxurious bathrooms, complemented by landscaped gardens, generous parking and a detached garage.

*** COMES WITH THE RESIDUE OF A 10 YEAR STRUCTURAL WARRANTY ***

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Property Overview

Built in 2022 by the York based housebuilder Travis Developments, Laurel House forms part of select development of just 5 contemporary energy efficient homes within the A19 commuter village of Thormanby located 4 miles north of Easingwold , 6 miles south of Thirsk and 14 miles north of York.

Inside

The underfloor heated ground floor living space provides a surprisingly spacious reception hall which leads off into a sensibly sized study, formal dining room with double doors opening out into the rear garden and a sitting room that includes a "wood burning stove ready" fireplace.

The impressive 396 sq ft (36.8 sq m) dining kitchen and living room features a luxuriously appointed David Charles of Ripon kitchen that provides generous storage, quartz worktops and a superb range of integrated appliances (5 ring touch control induction hob, eye-level oven, grill and combination microwave plus 2 separate fridges and 2 separate freezers) complemented by a quartz topped central island with dining bar and bi-folding doors with remote control blinds allowing access out into the rear garden.

The ground floor also offers a good sized utility room with access out to the side of the property and a fabulous cloaks/boot room with separate wc.

The first floor landing leads off into a larger than average 289 sq ft (26.9 sq m) principal bedroom with rooftop and rural views towards the White Horse and stylish en-suite bathroom with both bath and separate walk-in shower complemented by separate wc/wash room. The first floor also provides a guest bedroom with en-suite shower room, 2 further double bedrooms (both with built-in wardrobes) and a house bathroom, again appointed to feature both a bath and a separate walk-in shower.

Other internal features of note include an air source heating system (underfloor heating on the ground floor and radiators on the first), double glazing and a drop down ladder off the landing allowing access up into part boarded loft storage space.

It should also be noted that this property comes with the residue of a 10 year structural warranty with Q Assure which commenced in 2022.

Outside

Externally the front garden is mainly laid to lawn and the rear garden has been beautifully landscaped to feature a lawn, expansive paved seating area and raised flower, fruit, veg and herb beds, complemented by a useful enclosed side garden area.

A gravel drive at the rear of the property provides parking and access into a decent sized brick built garage with power and light connected.

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

B - 88

Council Tax

G - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

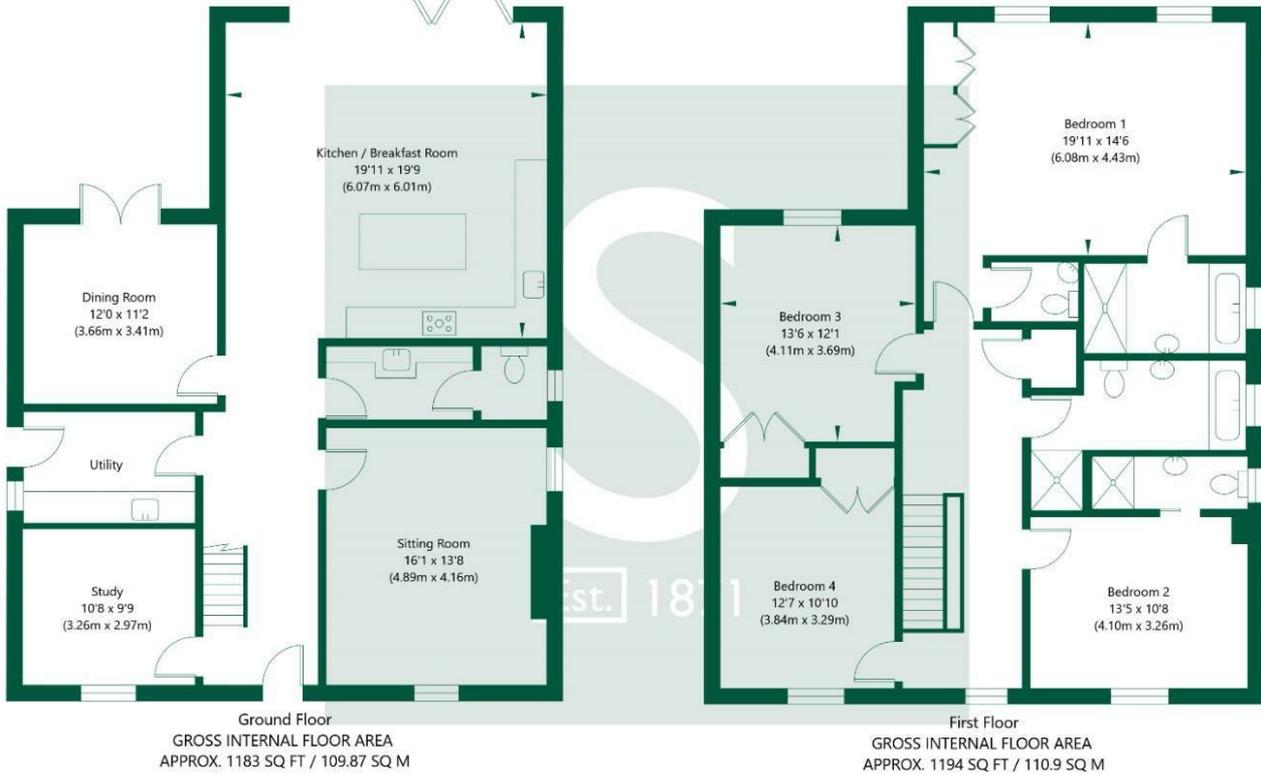
Imagery Disclaimer

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Viewings

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

Highfield Court, Thormanby, York, YO61 4NA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2377 SQ FT / 220.77 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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