



Blossom House Coombes Close Sutton-On-The-Forest

York, YO61 1DX

£285,000

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WITH NO ONWARD CHAIN AN ATTRACTIVE THREE BEDROOM SEMI DETACHED FAMILY HOME WHICH HAS BEEN SYMPATHETICALLY IMPROVED BY THE CURRENT OWNERS WITH FURTHER SCOPE TO DEVELOP OR EXTEND (STP), PRESENTED IN EXCELLENT DECORATIVE ORDER, OCCUPYING A CORNER GARDEN AND OVERLOOKING A 'GREEN' WITH OFF STREET PARKING IN THIS HIGHLY REGARDED VILLAGE

Mileages: York - 9 miles, Easingwold - 6 miles (Distances Approximate).

With UPVC double glazing and oil-fired central heating.

Entrance Lobby, Sitting Room, Fitted Kitchen/ Diner, Larder Cupboard.

First Floor Landing, 3 Bedrooms, Large Loft storage, Family Bathroom/WC.

Gardens to the Front, Side and Rear, with off Road Parking.

A timber canopied porch shelters a uPVC double glazed door with adjoining glazed side panel, opens into a RECEPTION LOBBY.

An archway leads through to a full width SITTING ROOM extending to 19ft, with an eye catching feature fireplace with marble effect insert and surround. A uPVC double glazed window overlooks the front garden, attractively screened by mature conifers to provide a good degree of privacy. Stairs rise to the first floor with timber handrail.

A door from the sitting room opens into a generous KITCHEN/ DINER, fitted with tiled flooring and a composite rear door giving direct access to the rear and side gardens. The kitchen is comprehensively appointed with a range of wall and base units, complemented by straight edged oak effect work surfaces with matching up stands and tiled mid range. Double Neff Oven and fitted induction hob. Fitted stainless steel sink with chrome mixer tap sits beneath a uPVC double-glazed window overlooking the rear patio and gardens beyond. There is space and plumbing for both a washing machine and a separate dishwasher, along with space for a freestanding fridge/freezer. To one side of the room is a cast wood burning stove. Low voltage down lighting and coving to the ceiling.

While a further door leads to a useful shelved PANTRY with uPVC window to the side elevation.

Stairs rise to the FIRST FLOOR LANDING, passing a uPVC double glazed side window. The landing provides access to the loft and a useful shelved linen cupboard to the side.

PRINCIPAL BEDROOM with UPVC double glazed window enjoying a south and easterly aspect overlooking the rear and side garden.

BEDROOM 2 enjoys a pleasant outlook overlooking the front gardens and towards a 'Green'.

BEDROOM 3 with window to the front elevation overlooking gardens, an established 'Green' and a mature horse chestnut tree, with distant views to the west.

A fold-down wooden ladder opens to a LARGE LOFT with floorboards and providing significant potential for the creation of a bedroom (subject to Planning and Building Regulation Approvals), light and power.

The FAMILY BATHROOM has been refitted, featuring a panelled bath with chrome mixer tap. A mains fed rainfall shower with additional hand held attachment sits above, with





a shower screen to the side. A low-suite WC, vanity wash hand basin with chrome mixer tap and shelved storage beneath. Part tiled walls, a vertical chrome heated towel radiator, and frosted uPVC double glazed window to the rear and side elevations.

Externally, the property is approached via a paved driveway providing off-street parking, screened by mature conifers and set behind a low brick wall. A timber hand gate, attractively screened by bamboo and trellising, leads to the side garden, which is predominantly laid to lawn with established borders and mature planting., raised vegetable beds, and a pleasantly positioned patio terrace, ideal for outdoor seating and entertaining. A further flagged areas discreetly screened by conifers, providing space for composting and practical bin storage with a further personal gate. A door leads to a brick built store.

**LOCATION** - Sutton on the Forest lies approximately 9 miles north of York, a pretty former estate village which is still dominated by Sutton Hall at its centre. Many of the houses date from the 1700s and front the wide village street and grassed greens. The village has a reputable primary school, a well-established popular preschool play group/toddler group, bus service and popular Rose and Crown Public House and Restaurant, Il Paradiso On The Forest Italian Restaurant, Sutton Park Tea Rooms with more extensive facilities available within the Georgian market town of Easingwold some 6 miles away. Whilst nearby in the neighbouring villages there is a doctors' surgery, Post Office, sports club, community village store and coffee shop along with a variety of further pubs and restaurants. Sutton on the Forest has long been regarded as a particularly sought after village location.

**POSTCODE** - YO611DX

**COUNCIL TAX BAND** - C

**TENURE** - Freehold

**SERVICES** - Mains water, electricity and drainage, with background solid fuel heating

**DIRECTIONS** - From our central Easingwold office, proceed to Stillington. On entering the village, turn right signposted Sutton on the Forest. On entering Sutton on the Forest, proceed along Main Street and further onto Huby Road. Turn right onto Coombs Close, whereupon No. 13 is positioned on the right hand side, identified by the Churchills 'For Sale' board.

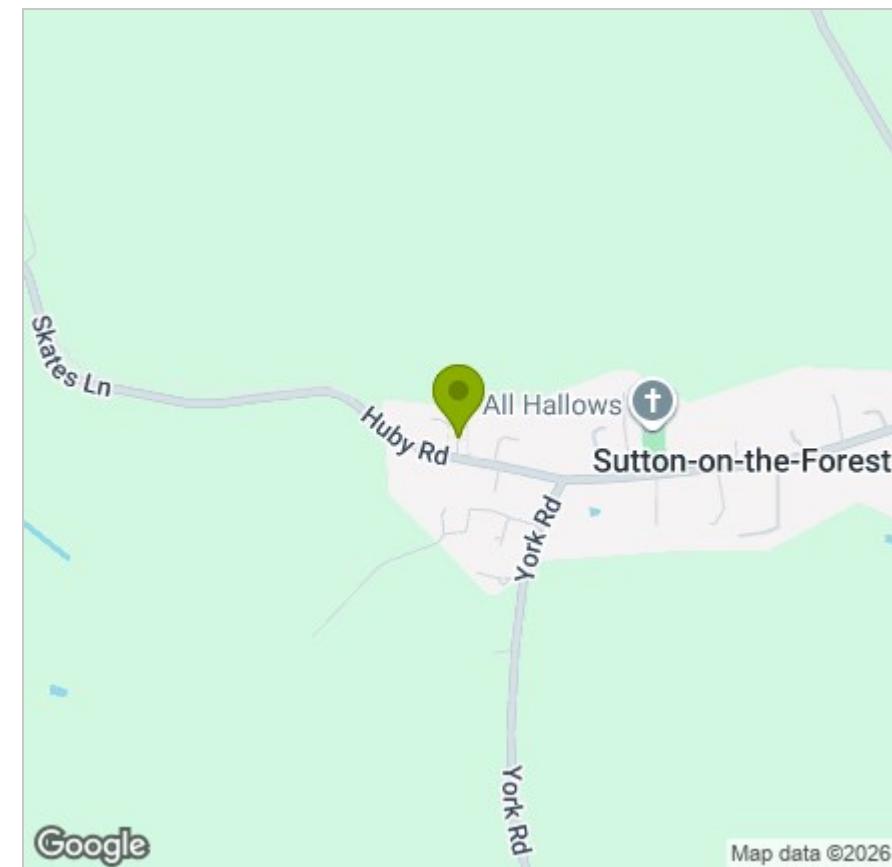
**VIEWING** - Strictly by prior appointment through the selling agents, Churchills 01347 822800, Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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