



## 25 Crambeck Village

Welburn, YO60 7EZ

Price Guide £300,000



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Nestled in the charming Crambeck Village, just a stone's throw from Welburn and York, this well-proportioned four-bedroom family home offers a delightful blend of comfort and community. With a spacious reception room and sunroom to the rear, this property is perfect for both family gatherings and entertaining guests. The four bedrooms provide ample space for a growing family or for those who simply desire extra room for guests or a home office. The house boasts two well-appointed bathrooms, ensuring convenience for all residents. The private and enclosed garden is a wonderful retreat, ideal for enjoying sunny afternoons or hosting barbecues with friends and family. Living in Crambeck Village means becoming part of a lovely community, where residents can enjoy access to local amenities such as tennis court, a scenic nature trail, and fishing rights, all of which enhance the village lifestyle.

Moreover, the property benefits from easy access to the A64, providing a straightforward route between York and Malton, making it an excellent choice for commuters or those who wish to explore the surrounding areas. This home is not just a place to live; it is a gateway to a vibrant village life, perfect for families seeking both tranquillity and connection. Offered with no onward chain.

- Four bedrooms, three floors
- En-suite guest room to the second floor
- Sunroom overlooking the garden
- Spacious open plan kitchen diner
- A lovely enclosed and private garden
- Balcony terrace off the bedroom
- A sought after, lovely village community
- Easy access to the A64 York and Malton
- NO ONWARD CHAIN

## Entrance Lobby

With door to the front and glazed doors into the kitchen/diner.

## Kitchen/Diner

A lovely spacious room with wall and base units with electric hob, double oven, plumbed for dishwasher and washer, sink and drainer unit, tiled flooring, extractor hood, two radiators and UPVC double glazed window to the front aspect. Space for dining and storage area. Gas boiler and breakfast bar.

## Inner Hall

French doors to the sitting room and stairs leading to the first floor.

## Sitting Room

A lovely light and airy room with TV point, wall mounted electric fire, two radiators, window to the rear and double glazed French doors to the sunroom.

## Sunroom

Wooden double glazed frame with brick base, tiled flooring and doors out to the garden.

## First Floor Landing

Stairs to the second floor and doors to bedrooms one, two and the house bathroom.

## Bedroom One

A double room with radiator, UPVC double glazed window to the front aspect and door to the balcony. Storage cupboard.

## Bedroom Two

Two UPVC double glazed windows to the rear aspect and two radiators.

## House Bathroom

Modern suite with bath with shower above, low flush WC, vanity wash basin, part tiled walls, heated towel rail and extractor fan.

## Second Floor Landing

A spacious landing with reading area and doors to the two additional bedrooms. Access to eaves storage.

## Study, Single Bedroom Four

Velux skylight window and radiator, currently used as a home office.

## Bedroom Three

Laminate flooring, sloping ceiling with skylight windows, radiator and door to the en-suite shower room.

## En-suite

Large shower unit, low flush WC, pedestal hand wash basin, part tiled, electric thermostatic controlled underfloor heating, radiator, airing cupboard and skylight window.

## Exterior

To the front of the house is a tarmac parking space with an additional block paved space alongside. There is also a flower bed and a paved seating area which overlook the village green area.

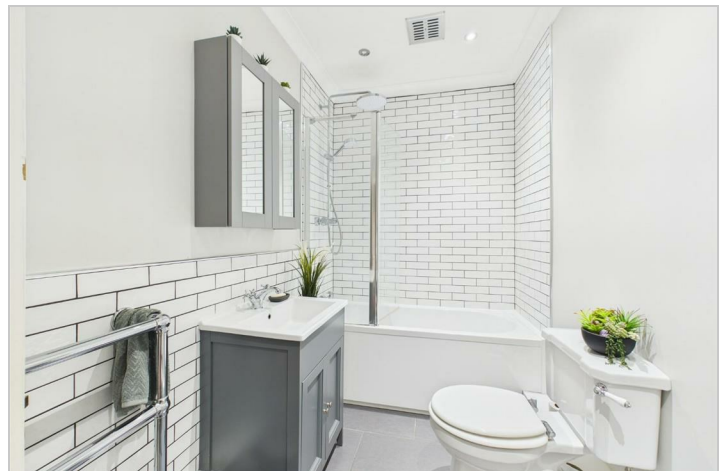
To the rear is a fully fenced and enclosed lawned garden with flower borders and steps down to the wooden shed. There is a raised decking area and rear access gate.

## Services

Connected to water, drainage, LPG gas and electric.

A unique feature of Crambeck is that the residents have access to extensive communal grounds, including woodland walks, use of tennis courts and fishing rights to a nearby stretch of the River Derwent, making it a great environment in which to live. Service Charge: £25 per month.

Crambeck lies within the Howardian Hills Area of Outstanding Natural Beauty, approximately 4 miles to the south of Malton and close to the village of Welburn. The village occupies the site of the former Castle Howard Reformatory and a number of the properties, including Number 25 are set around an attractive village green. The City of York is only 14 miles away and the A64 provides excellent communications to the wider metropolitan area via its connection with the A1/M1 link.



## Road Map



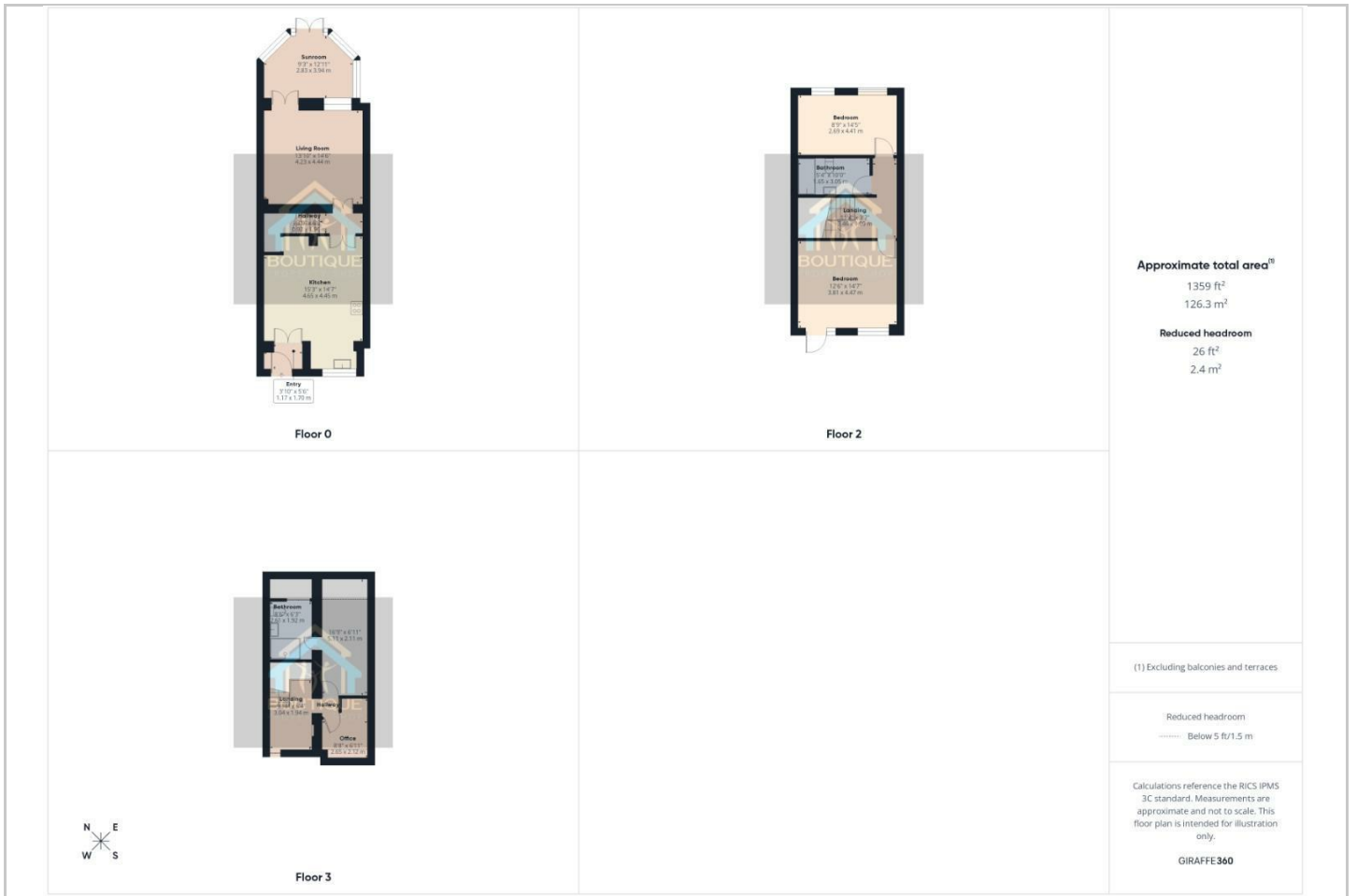
## Hybrid Map



## Terrain Map



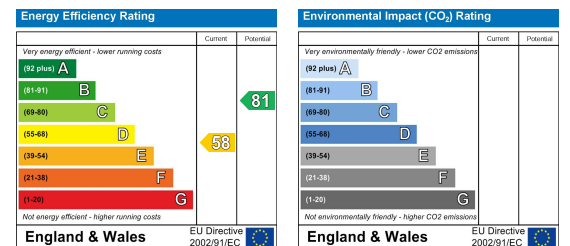
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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