

Energy Efficiency Rating	
Current	Potential
69	76

Environmental Impact (CO ₂) Rating	
Current	Potential
70	76

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

11, Church View, Sherburn, North Yorkshire, YO17 8PW Offers in excess of £325,000

11 Church View, Sherburn – A Contemporary Four-Bedroom Family Home

11 Church View is a beautifully reimagined four-bedroom semi-detached home in Sherburn, thoughtfully extended and fully renovated to the highest standard. Designed with modern family living in mind, this stylish property combines flexible open-plan spaces with timeless attention to detail, creating a home that is both practical and inspiring.

Step inside the welcoming entrance hallway, where the layout flows seamlessly into a cosy sitting room and through to the heart of the home – a contemporary kitchen, dining and living area. This stunning space features sleek finishes and expansive triple aluminium sliding doors that flood the room with natural light, opening directly onto a private, low-maintenance garden – perfect for entertaining or relaxing with family. A separate utility room with pantry, along with a guest cloakroom, ensures convenience and practicality.

Upstairs, the first floor offers three generously proportioned double bedrooms, including a luxurious master suite with dressing room and en-suite shower room, alongside a stylish family bathroom. The second floor provides an excellent fourth double bedroom with Velux windows and eaves storage, an additional bathroom, and a flexible study area – ideal for working from home or as a teenager’s retreat.

Outside, the property enjoys a secure enclosed garden to the rear and ample off-street parking to the front for multiple vehicles.



LOCATION

Situated in the sought-after village of Sherburn, this home is perfectly positioned for family life. The village offers a strong sense of community, with everyday amenities including a shop, post office, primary school with pre-school provision, beauty salon, hairdresser, doctor's surgery, public house, church, chapel, and a sports field with clubhouse. Secondary school links are supported by a local bus service, and the location boasts excellent connectivity via the A64. The market town of Malton lies approximately

ENTRANCE HALL

Composite door to front aspect, velux window, radiator, stairs to first floor landing, power points, Karndean flooring.

SITTING ROOM

12'10" x 15'7" (3.92m x 4.77m)

Window to front aspect, multi fuel stove, radiator, power points, TV point.

KITCHEN/DINING/LIVING AREA

30'2" x 27'2" (9.22m x 8.29m)

Windows to front and rear aspect, triple aluminium sliding doors, Karndean flooring, a range of handleless wall and base units will roll top work surfaces and upstands, composite 1.5 bowl sink with mixer tap, Smeg splashback, two AEG single fan ovens, induction hob, integrated dishwasher, space for American fridge/freezer, plinth lighting, Island with breakfast bar area, pop up sockets, radiators, multi-fuel log burner, power points, TV point, under stairs storage cupboard, LED down lighting.

UTILITY ROOM

11'10" x 14'11" (3.61m x 4.57m)

Composite door to rear, Karndean flooring, a range of handle less wall and base units with roll top work surfaces and upstands, sink and drainer unit, space for washing machine, space for tumble dryer with vent, bespoke boot and shoe rack, separate storage cupboard, power points, radiator.

PANTRY

4'7" x 4'0" (1.42m x 1.24m)

Karndean Flooring, bespoke shelving.

GUEST CLOAKROOM

Kardean flooring, part tiled walls, low flush WC, wash hand basin with vanity unit, wall hung auto sensor mirror, extractor fan, LED down lighting.

FIRST FLOOR LANDING

Window to front aspect, LED down lighting, radiator, power points.

MASTER BEDROOM

11'3" x 12'5" (3.43m x 3.81m)

Window to rear aspect, large dressing room with shelving and hanging, eaves storage, radiator, TV point, power points, LED down lighting.

MASTER EN-SUITE

Opaque window to rear aspect, Kardean flooring, low flush WC, fully tiled enclosed shower, wash hand basin with vanity unit, part tiled walls. extractor fan, vertical radiator, LED down lighting.

DRESSING ROOM

Shelving & hanging, LED down lighting, radiator.

BEDROOM TWO

9'0" x 12'5" (2.76m x 3.81m)

Window to front aspect, TV point, radiator, power points, LED down lighting.

BEDROOM THREE

9'6" x 12'5" (2.92m x 3.79m)

Window to front aspect, radiator, power points, LED down lighting.

HOUSE BATHROOM

Window to rear aspect, four piece bathroom suite comprising; fully enclosed shower, double ended bath, wash hand basin with vanity, low flush WC, part tiled walls, Karndean flooring, vertical radiator, extractor fan, storage cupboard housing water cylinder.

SECOND FLOOR LANDING

Velux window, power points, LED down lighting.

ATTIC BATHROOM

Sliding door into bathroom, Velux window, part tiled walls, Kardean flooring, low flush WC, wash hand basin with vanity unit, panel enclosed bath with shower attachment, radiator, LED down lighting.

BEDROOM FOUR

11'5" x 15'7" (3.50m x 4.76m)

Velux window, eaves storage, LED down lighting, TV point, radiator, power points.

STUDY AREA

8'7" x 11'1" (2.64m x 3.39m)

Power points, radiator.

GARDEN

Mainly laid to lawn with plant and shrub borders, outside tap, patio area, outside lighting, power points, side access, Outbuilding with recently installed boiler and oil tank and side shed.

PARKING

Gravel driveway with parking for multiple vehicles.

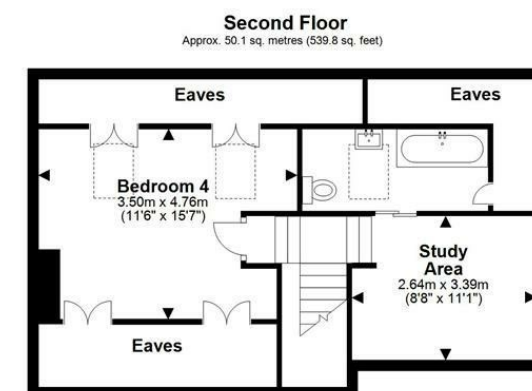
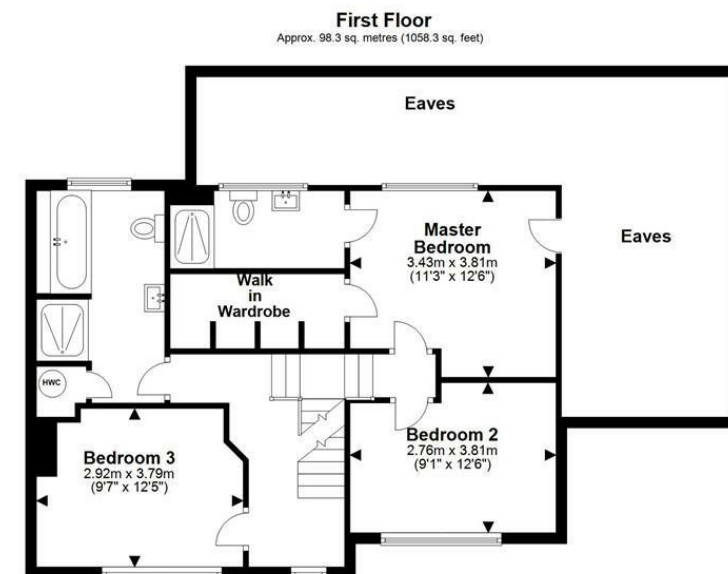
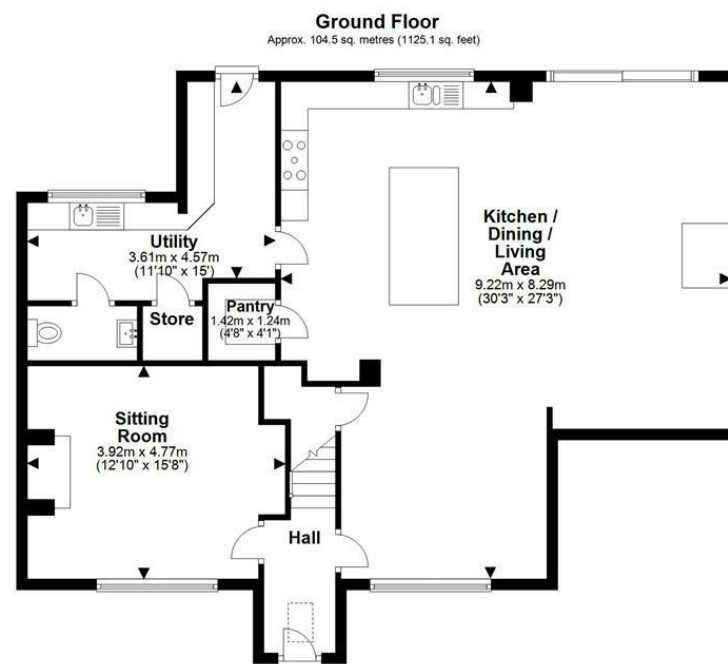
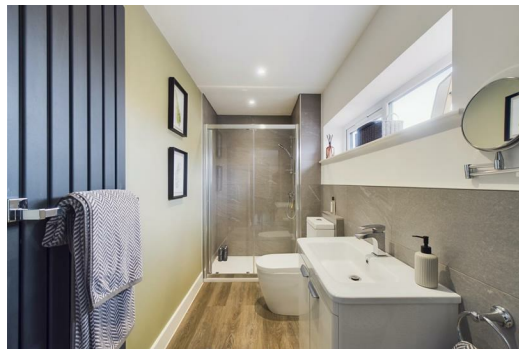
COUNCIL TAX BAND B

SERVICES

Oil fired central heating, mains water and drainage.

ADDITIONAL INFORMATION

Mains linked fire alarm and CO2 system, UPVC double glazing throughout.



Total area: approx. 253.0 sq. metres (2723.2 sq. feet)

11 Church View, Sherburn