



South Lodge, Full Sutton, York Asking Price £549,995

**** HIGH SPECIFICATION FINISH ****

A quite stunning executive style new build detached House enjoying 5 bedroom, 3 bathroom family living accommodation, and featuring a superb open plan breakfast kitchen and open rear views.

Accommodation

An ideal opportunity for young and mature families to acquire this bespoke new build detached house boasting substantial five bedroom living accommodation set within the heart of this much sought after village location.

The property features a spacious living room in addition to a separate study with the feature of the downstairs being an open plan dining kitchen with central serving island and bi-fold rear doors leading out onto the gardens beyond.

Crucially the property benefits from a downstairs cloakroom and separate utility again with rear garden access with the ground floor accommodation being completed by an integral single garage.

To the first floor are five generous bedrooms including master and guest bedroom suites in addition to a large house bathroom with separate shower.

The property has a finish to the highest specification with a 10 year new home warranty.

Externally the property will be finished with lawned gardens and defined fenced boundaries. Finally, there are unspoilt views across open countryside to the rear creating the ideal family environment.

An early inspection is highly recommended to appreciate the true quality of the accommodation on offer.

Full Sutton

Full Sutton is an attractive commuter village set within the backdrop of 'The Wolds' and surrounding by exquisite countryside, bridle ways and walks. The village is located to the East of York offering quick and easy access to the A64 York to Leeds Road, The A1079 Hull Road, and A166 Bridlington Road. Within 3 miles is the village of Stamford Bridge with a full range of shops and amenities.

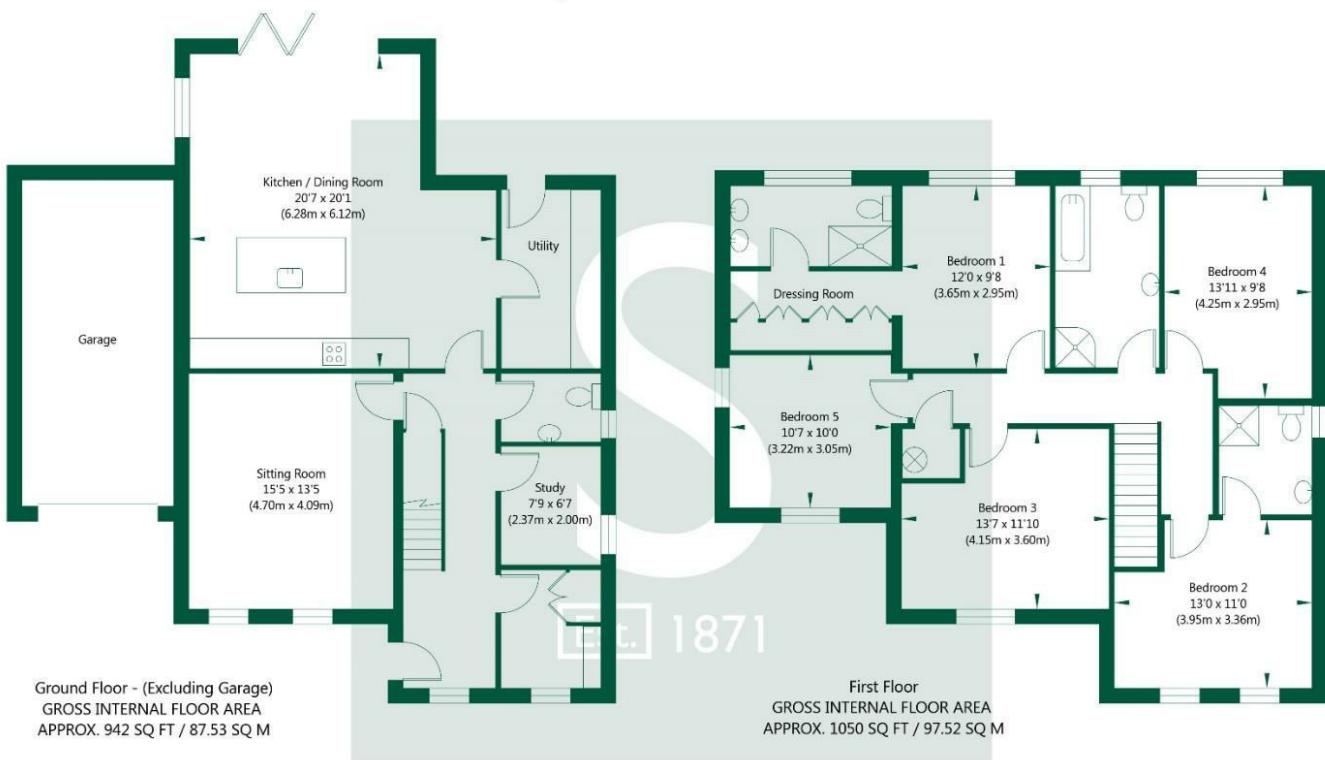
PDS Construction

PDS Construction are a long established building contractors based in Boston Spa and Wetherby, covering the surrounding areas, and specialising in bespoke New Build developments and conversions.

Service, quality and value are at the heart of PDS Construction. The Property is being built with a full 10 year New Home Warranty provided by NHBC.



South Lodge, Full Sutton, York, YO41 1HT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1992 SQ FT / 185.05 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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Stephensons

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