

3 STABLES COURT SNAINTON



An attractively presented, contemporary family home positioned in a quiet, tucked away position within this well served and accessible village

1,700 ft² in total: Entrance Hall - Dining Kitchen with doors out onto the grounds beyond - Utility Room – Sitting Room - Cloakroom

Master bedroom with en-suite shower room – three further bedrooms – house bathroom

Attractive garden and grounds to the front and rear.

Double garage – large driveway with parking

NO ONWARD CHAIN

GUIDE PRICE £550,000

3 Stables Court was built in 2008 as a small development of just 3 properties, with an emphasis on designing a high specification family home with a great deal of attention to detail paid as to the flow and standard of the accommodation. With an emphasis on energy efficiency, with a timber frame design, high levels of insulation and double-glazed windows throughout ensures that it scores a high C on its EPC score, making it a comparatively efficient home to run. Located off Green Lane to the south of the village the property occupies a pleasant tucked away location whilst being close to the heart of what continues to be a well served village, with a Church, doctors' surgery, primary school rated 'Good' by Ofsted in January 2024, two pubs with restaurants, fish and chip shop along with an active village hall community.

The house provides 1,700 square feet of stylishly presented accommodation which in brief comprises, a large entrance hall with separate cloakroom, sitting room with a dual aspect and an exceptionally generously proportioned dining kitchen with the utility room off to the side. Upstairs are four double bedrooms, one with a recently improved en-suite shower room and the main house bathroom. Well cared for throughout, the house has recently had the central heating boiler replaced (2023) and new floor coverings to the majority of the house. The property is wired with smoke detectors and a house alarm.

The house is orientated east to west and has attractive private garden and grounds to the front and rear along with an internal double garage and ample parking on the block paved driveway to the front.



Snainton is a well-served village some eight miles to the east of the market town of Pickering and approximately nine miles from the seaside town of Scarborough. The village has an active community with numerous organisations. Amongst its facilities are a medical centre, noted pub and restaurant, Anglican and Methodist churches, butchers shop together with a number of established businesses serving the community. Education is provided by a primary school, and an active pre-school play group. Both of which are close to the village hall, playing fields and refurbished play area. There is easy access from the village to Malton and Seamer, where there are railway stations and links to the main line network.

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Wooden front door with a canopy porch overhead. Sash window to the front. Oak flooring. Radiator. Stairs to the first floor with a fitted under stairs cupboard.



CLOAKROOM

2.37 m (7'9") x 1.40 m (4'7")

Low flush WC. Wash hand basin set within a vanity unit. Oak floor. Window. Extractor fan. Radiator.

DINING KITCHEN

7.25 m (23'11") x 4.02 m (13'2")

Range of fitted base and wall units cabinets with soft close drawers and doors and under cupboard lighting. Butcher block style worktops incorporating double bowl acrylic sink unit. Matching display cabinet with glass fronts and inset lights. Falcon freestanding oven with matching extractor overhead. Island unit with breakfast bar seating. Tiled splashbacks. Integrated NEFF dishwasher. Integrated fridge. Two radiators. Glazed double doors opening out onto the stone flagged terrace. Window to the rear. Glazed double doors through to the Sitting Room. Tiled floor. Recessed lighting. Television point.



UTILITY ROOM

2.37 m (7'9") x 1.64 m (5'5")

Range of fitted base and wall units incorporating acrylic sink unit. Washing machine. Freezer. Extractor fan. Tiled floor. Radiator. Door to garage

SITTING ROOM

7.29 m (23'11") x 3.78 m (12'5")

A bright and airy dual aspect room with windows to the front and rear. Fitted joiner-built cabinetry. Feature fire. Laminate floor. Television point.



FIRST FLOOR

GALLERIED LANDING

Sash window to the front. Radiator. Loft access hatch, there is a drop-down loft ladder and the loft is insulated and part boarded for storage.

BEDROOM ONE

4.18 m (13'9") x 3.57 m (11'9")

Sash window to the rear. Radiator. Television point. Telephone point.



EN-SUITE SHOWER ROOM

3.00 m (9'10") x 1.90 m (6'3")

Corner shower cubicle. Low flush WC. Wash hand basin set into a vanity unit. Mirror fronted bathroom cabinet with inset socket. Chrome heated ladder towel rail. Extractor fan. Recessed light. Sash window to the front. Tiled walls.



BEDROOM TWO

3.90 m (12'10") x 3.80 m (12'6")

Sash window to the rear. Radiator. Television point.



BEDROOM THREE

3.77 m (12'4") x 3.20 m (10'6")

Sash window to the front. Radiator. Television point.

BEDROOM FOUR

3.58 m (11'9") x 2.95 m (9'8")

Sash window to the rear. Radiator. Television point. Range of fitted bedroom furniture with soft close door and fitted shelving.



BATHROOM

3.00 m (9'10") x 2.30 m (7'7")

Corner shower cubicle. Bath with handheld shower. Low flush WC. Wash hand basin in vanity and fitted cupboard with mirror front, socket. Chrome heated ladder towel rail. Extractor fan. Recessed light. Sash window. Tiled walls.



OUTSIDE

Stables Court is a small development of just three properties, served by a lengthy private driveway off Green Lane, a quiet lane to the south of the village, with neighbouring fields and farmland to either side. Number 3 is the last property and occupies an especially pleasant position with attractive, well-tended gardens.

To the front the driveway opens out onto a block paved parking area, with access into the large double garage. A lawned garden frames the house well, with a number of mature shrubs and specimen tree.

At the rear the garden is walled to three sides, making it exceptionally sheltered and private. Carefully planted to give year around colour and interest. In the spring there are a variety of spring bulbs including daffodils and tulips. In the summer flowering shrubs and perennials including fuchsias and miniature 'buzz' buddleia add scent as well as colour. There is a stone flagged terrace to the immediate rear, creating an ideal outdoor eating area and a further sheltered seating area, with built in outdoor fire. There is an outside water and electricity supply.



INTEGRAL DOUBLE GARAGE

6.40 m (21'0") max x 6.00 m (19'8")

Electric up and doors. Vaillant boiler, installed May 2023. Circulation pump. Hot water cylinder with immersion heater. Electric light and power point. Painted wood door out to the garden at the rear. Fuse box. Overhead storage.



Ground Floor
Approximate Floor Area
1,273 sq. ft.
(118.3 sq. m.)



First Floor
Approximate Floor Area
867 sq. ft.
(80.6 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

- Services: Mains water, drainage, gas and electricity.
 Tenure: The property is freehold with vacant possession available upon completion.
 Council Tax: F
 Post Code: YO13 9BL
 EPC: Current C/79 Potential A/100
 Viewing: Strictly by appointment with the Agent's Pickering office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

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