

9 EASTBECK CLOSE SHERBURN



An especially attractive and deceptively spacious three-bedroom bungalow standing in lovely gardens, backing onto open fields, within a sought-after cul de sac in this well-served village.

Porch, entrance hall, sitting room, kitchen, dining room, utility room, guest cloakroom, conservatory, three bedrooms, bathroom & WC.

LPG central heating. Double-glazing.

Attached single garage, gravelled driveway, landscaped gardens to the front & rear.

Views across open fields to the rear.

Viewing recommended. No onward chain.

GUIDE PRICE £375,000

Dating from around 2001, this particularly attractive link-detached bungalow forms part of a small and highly regarded development in a quiet corner of this well-served village. Constructed of stone outer walls beneath a clay pantile roof, 9 Eastbeck Close offers spacious accommodation with a pleasing layout, totalling almost 1,300sq.ft.

The property occupies a lovely plot at the head of the cul de sac and backs onto open farmland, across which there are long distance views. The gardens have been nicely landscaped, featuring lawn, paved patio areas and well-stocked shrub borders. A beck passes through the far end of the front garden makes for a really unique and appealing feature.

There is LPG central heating throughout, windows are double-glazed and the property features ramped access to the front and wider than average internal doors, making it helpful for anyone with mobility issues. In brief, the accommodation comprises open fronted porch, entrance hall, sitting room, kitchen opening onto a dining room, utility room, guest cloakroom, conservatory, three bedrooms (two doubles, one single) and a spacious bathroom.

A gravelled driveway offers an excellent level of parking and leads to a generously proportioned single garage with electric up and over door.

Sherburn is a particularly well-served village and benefits from a village shop, post office, primary school, Doctors surgery, public house, church and chapel. There is good access to the A64, the market town of Malton is approximately 12 miles west, Scarborough is 10 miles east and York is 30 miles south-west.



ACCOMMODATION

ENTRANCE HALL

4.9m x 1.9m (min) (16'1" x 6'3")

Spacious entrance hall with ample fitted storage, including airing cupboard with pressurised hot water cylinder, cloaks cupboard and broom cupboard. Loft hatch with pull-down ladder, giving access to part boarded storage space. Coving. Radiator.



SITTING ROOM

5.0m x 4.2m (16'5" x 13'9")

LPG living flame gas fire within an oak surround (we believe there is a Class 1 flue in place, also suitable for an open fire, if preferred). Coving. Television point. Two casement windows to the front. Radiator.



KITCHEN

3.3m x 3.2m (10'10" x 10'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob with extractor hood above. Electric double oven. Integrated fridge and freezer. Casement window to the rear. Radiator. Open through to the Dining Room.



DINING ROOM

3.5m x 3.0m (11'6" x 9'10")

Coving. Casement window to the side. Radiator.



UTILITY ROOM

2.6m x 1.6m (8'6" x 5'3")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Extractor fan. Casement window to the rear. Radiator.

GUEST CLOAKROOM

1.6m x 0.8m (5'3" x 2'7")

White low flush WC and wash basin. Extractor fan.

CONSERVATORY

3.2m x 2.5m (10'6" x 8'2")

Upvc construction on a stone base. Glazed doors to either side.



BEDROOM ONE

4.4m x 3.6m (14'5" x 11'10")

Coving. Television point. Casement window to the front. Radiator.





BEDROOM TWO

3.8m x 3.2m (12'6" x 10'6")

Coving. Television point. Casement window to the rear. Radiator.



BEDROOM THREE

2.6m x 2.6m (8'6" x 8'6")

Coving. Television point. Casement window to the front. Radiator.



BATHROOM & WC

2.7m x 2.3m (8'10" x 7'7")

Matching cream suite comprising bath, walk-in shower cubicle, wash basin, bidet and low flush WC. Extractor fan. Tiled floor. Casement window to the rear. Heated towel rail. Radiator.



OUTSIDE

The property occupies a good-sized plot, with attractively landscaped gardens to the front and rear, featuring lawn, well-stocked shrub borders, several patio areas and a timber potting shed. The rear garden backs onto open fields, across which there are good views, and a beck passes through the bottom of the front garden, creating a picturesque feature. A lengthy gravelled driveway provides ample parking and leads to an attached single garage.

ATTACHED GARAGE

6.4m x 3.2m (21'0" x 10'6")

Electric up and over door to the front. Personnel door to the rear garden. Electric light and power. Ideal Classic LPG central heating boiler.





GENERAL INFORMATION

Services: Mains water, electricity and drainage.
LPG central heating.

Council Tax: Band: E (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 8PU.

EPC Rating: Current: E40. Potential: D55.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Approximate Floor Area
1512 sq. ft
(140.45 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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