



Jervis Court, Sutton On Derwent, York £425,000

A beautifully presented executive detached family residence sitting within this most sought after location east of York positioned within this cul-de-sac location with stunning landscaped surrounding gardens.



Located in the most sought after village of Sutton upon Derwent, we are delighted to offer for sale this spacious and modernised four bedroomed detached family home tucked away within this ever popular development which offers quick and easy access to York and Hull along with the A64 and M62 close by. Built by Messrs Shepherd's Homes, the property provides well laid out accommodation over two floors with modern fittings throughout along with a double brick-built garage and tremendous views towards The Wolds.

Entering the property via a uPVC double glazed door, a hallway offers doors into the ground floor sitting room, dining room, kitchen, study, downstairs WC along with staircase leading to the first floor accommodation and useful understairs storage cupboard.

The principal reception room offers a dual aspect with views over both front and rear garden and enjoys a feature fireplace with surround, marble inlay and hearth along with coving to the ceiling.

Running alongside the sitting room is a well placed and good sized dining room accessed from the hallway and the breakfast kitchen and enjoying views to the rear garden.

The kitchen comprises a stunning range of cream shaker style wall and base fitted units to three sides with fitted rolltop heat resistant work surfaces which incorporates a one and a half bowl stainless steel sink unit with mixer tap over. In addition are integrated appliances which include a Neff fridge/freezer and Neff microwave oven along with space and plumbing for an automatic dishwasher and washing machine along with further space for a Rangemaster cooker with Rangemaster extractor hood over. There is a uPVC double glazed window to the rear elevation and a matching door giving access onto a side path.

In addition to the ground floor is a well placed study which is currently used by the vendors as a home office however could be used as a playroom or television room.

To the first floor, a central landing leads into four spacious and well proportioned bedrooms along with a door leading into the house bathroom and airing cupboard along with access to the loft space.

The master bedroom enjoys a bay window to the front elevation with views towards The Wolds along with a range of built in bedroom furniture with wardrobes and dressing table with the room having stripped timber flooring and a door leading through into an en-suite comprising a walk in shower cubicle with mains shower over, low flush WC along with a pedestal hand wash basin, uPVC double glazed semi-opaque window to the side elevation and wall mounted radiator.

The guest bedroom is also found to the front of the property and enjoys further views via a uPVC double glazed windows with the rooms benefitting from built in wardrobes, stripped timber flooring and a door leading to a further en-suite shower room.

The two further bedrooms found to the first floor are both generously proportioned and enjoy views over the rear garden being served by a family bathroom which comprises a three piece suite having panelled bath with handheld shower over, low flush WC along with a pedestal hand wash basin and half height tiled walls.

To the outside, the property sits tucked away in this delightful development with a private driveway. The property enjoys ample off street parking upon a tarmacked driveway which thereafter leads to a brick built garage. The garage enjoys two up and over doors with light and power and a rear personnel door.

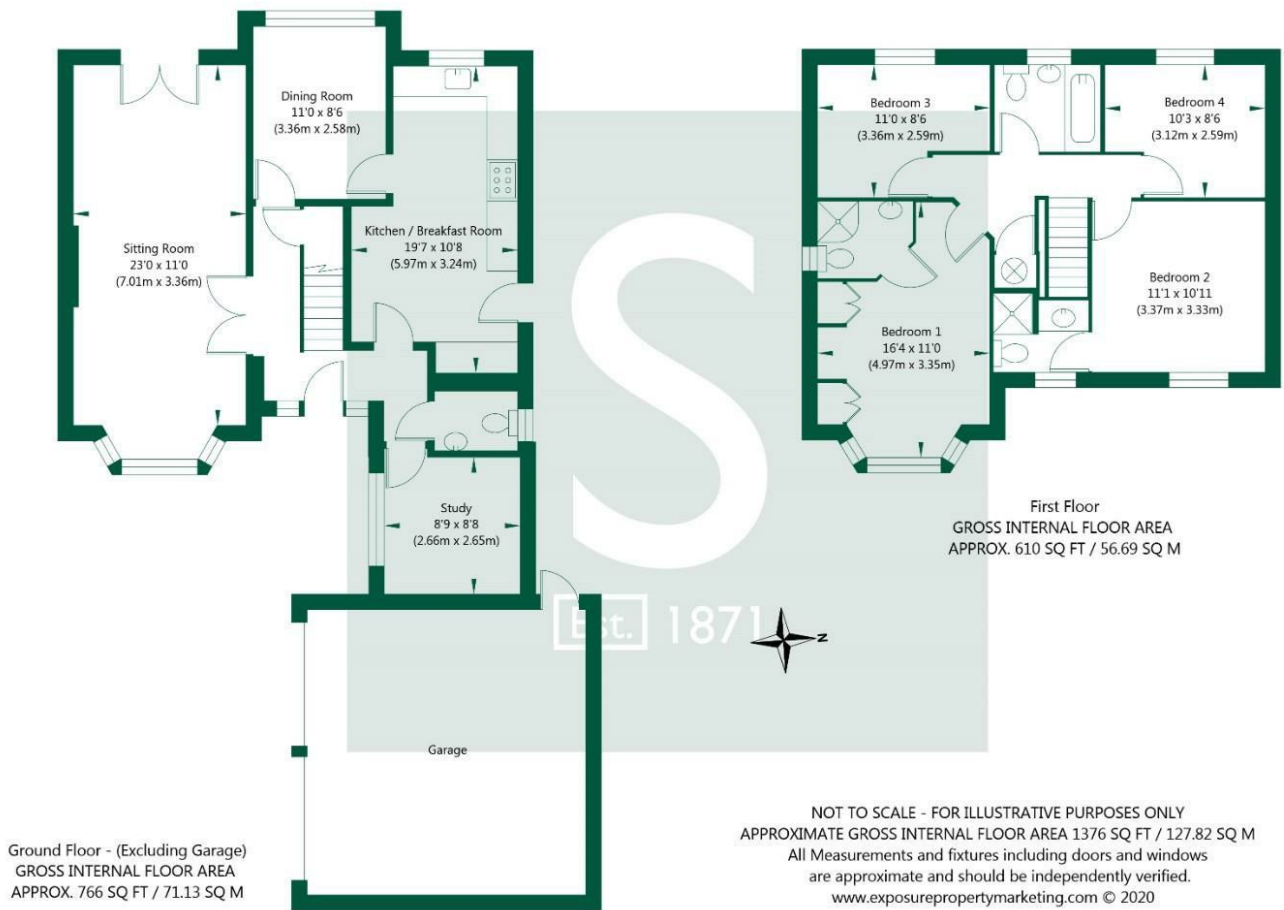
To the front is a laid lawn and path leading to the front door. To the rear is a beautifully maintained and landscaped rear garden which is predominantly laid to lawn with an array of established herbaceous borders with paved patio, raised decked seating area and gravelled areas.

It is therefore as agents we highly recommend an internal inspection to truly appreciate the accommodation on offer which is sure to appeal to a range of buyers including young and mature professionals and families.

Tenure: Freehold
 Services: All mains services connected
 EPC Rating: 69 (C)
 Council Tax: East Riding of Yorkshire – Band E
 Viewings: Strictly via the selling agent 01904 625533



Jervis Court, Sutton On Derwent, York, YO41 4JX



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