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York, England, United  
Kingdom

# GREEN DIAMOND PROPERTIES

Premium Service  
Accommodation

Catering to both National  
and International



DUNCANFIELD, YORK

SALE PRICE- 700,000 GBP

# ABOUT THE PROPERTY



Situated between the charming villages of Huby and Sutton on the Forest, this exceptional four-bedroom detached family home is a true gem, offering a perfect blend of space, versatility, and picturesque surroundings.

As you enter through the part glazed timber front door, the welcoming hallway sets the tone for what lies beyond. The ground floor boasts a spacious lounge with a bay window overlooking the front, a delightful dining room with windows to the front and side, and a garden room bathed in natural light, providing a seamless connection to the outdoors.

The heart of this home is undoubtedly the dining kitchen, featuring a range of modern units, stainless steel appliances, and a walk-in pantry. The adjoining utility room adds convenience, with plumbing for a dishwasher and washing machine.

Ascending to the first floor, you'll find a bedroom with an en-suite shower room, three additional bedrooms, and a family bathroom. Each bedroom offers comfort and style, with fitted wardrobes and large windows capturing the natural beauty surrounding the property.



One of the standout features of this home is the expansive garden to the rear, perfect for outdoor gatherings or simply enjoying the tranquility of nature. The front garden, laid mainly to lawn with shrubs and trees, complements the overall charm of the property.

Parking is a breeze with ample off-street parking and a double garage equipped with an electric door, power, and light. This home is offered with NO ONWARD CHAIN, providing a smooth transition for its lucky new owners.

Additional features include an EPC rating of E and Council Tax Band F, ensuring efficiency and affordability.

Don't miss the opportunity to make this dream family home yours! Contact us now to arrange a viewing and experience the lifestyle offered by this idyllic property.

EPC Rating: E | Council Tax Band: F

 \*Contact us to schedule a viewing and unlock the door to your new home!\* 

# FULL PROPERTY DESCRIPTION

Welcome to your dream home! Nestled between the charming villages of Hubby and Sutton on the Forest, this exquisite four-bedroom detached family residence is a true gem, priced at £700,000. Boasting an array of features that redefine comfortable living, this property is a testament to style, space, and tranquillity.

## Key Features:

- 🌳 Scenic Views: Enjoy open views from the front of the property, providing a picturesque backdrop to your daily life.
- 🌳 Extensive Garden: Immerse yourself in nature with an expansive rear garden, offering both relaxation and recreational possibilities.
- 🏠 Spacious Interiors: This home comprises a thoughtfully designed layout, including a hallway, lounge, dining room, garden room, dining kitchen, utility room, and a convenient WC.
- 🚗 Ample Parking: Experience the convenience of ample off-street parking, complemented by a double garage with an electric door for secure and hassle-free parking.

- 🛏️ Four Bedrooms: The first floor hosts a bedroom with an en-suite shower room, along with three additional bedrooms and a family bathroom, providing a comfortable space for the entire family.
- 📄 No Onward Chain: Move in hassle-free with the added benefit of NO ONWARD CHAIN.
- ☀️ Quality Finish: Elegantly finished with quality fixtures and fittings, this home offers both style and substance.



# ACCOMMODATION DETAILS

## Ground Floor:

- Hallway: Welcoming and spacious, with a part-glazed timber front door and understairs storage.
- Dining Room: Bright and airy, with windows to the front and side aspects.
- Lounge: A cozy retreat featuring a bay window, fireplace, and access to the garden room.
- Garden Room: Flooded with natural light, offering views of the rear garden.
- Dining Kitchen: A culinary haven with fitted units, double drainer sink, integrated appliances, and a walk-in pantry.
- Utility Room: Conveniently located with base units, sink, and plumbing for essential appliances.
- WC: Stylish and practical, featuring a low flush wc and pedestal wash basin.







## **First Floor:**

- Four Bedrooms: Well-appointed and spacious, featuring fitted wardrobes and ample natural light.
- En-suite Shower Room: Connected to one of the bedrooms, with a walk-in shower cubicle and modern amenities.
- Family Bathroom: Luxurious with a panelled bath, main shower, low flush wc, and pedestal wash basin.

## **Outside:**

- Front Garden: Manicured lawn with shrub borders and trees.
- Rear Garden: Extensive lawn, paved seating area, and a designated vegetable garden.
- Double Garage: Accessed via a gravelled driveway, with an electric door, power, and light.











## **Additional Information:**

- EPC Rating E and Council Tax Band F.

Don't miss the opportunity to make this dream home yours! Contact us now to schedule a viewing and start the next chapter of your family's story in this truly remarkable property. #DreamHome #PropertyForSale #FamilyLiving 