



HUDSON
MOODY

Boundary View, Main Street, Newton On Derwent, York YO41 4DA



A superb modern home with impressive HIGH SPECIFICATION interior, constructed in 2019 over 3 floors; WELL POSITIONED enjoying far reaching GLORIOUS VIEWS over paddocks and open countryside. Conveniently offered with NO ONWARD CHAIN.

A quite superb location set within a highly attractive and popular village offering high specification finish and well proportioned 'open plan' living space with attractive gardens.

This substantial property comprises: entrance hall with engineered Oak flooring, living room with feature recess fireplace, family room, superb sized 'open plan' kitchen diner living area, plus large utility room with side access incorporating freezer, WC and storage cupboard. The stunning high quality Kutchenhause fitted kitchen includes quartz tops and island with Porcelain tiled flooring. Included is a full range of integrated mostly Bosch appliances: combination microwave, separate oven with plate warmer, induction hob with extractor over, dishwasher and fridge freezer. The kitchen flows seamlessly into the adjoining dining and family areas offering sociable living space with attractive outlook onto the rear garden, accessed via twin sets of aluminium bi-folding doors.

A feature oak staircase with glass panel leads to generous sized first floor accommodation. The 1st floor benefits from a lovely sun balcony from which to enjoy the views; 4 double bedrooms, including impressive main bedroom suite with vaulted ceiling and Juliet balcony from which to enjoy the views and separate house bathroom. To the 2nd floor which are two further bedrooms with versatility to be used as a games room or office with addition bathroom.

To the rear is a beautifully landscaped westerly facing garden backing onto paddocks with two Indian stone patios including corner timber arbor and decking enclosed by timber fenced boundaries. A gravel driveway accessed via brick pillar electric gates provides ample off road parking leading up to a detached double garage with twin electric roller doors. A paved pathway with pedestrian gate and path lead to the front entrance oak porch. Timber storage shed.

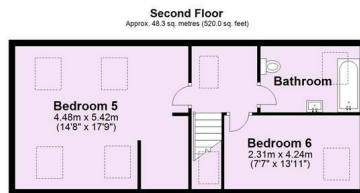
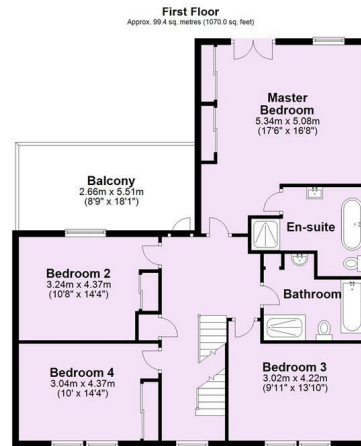
In summary, a stunning individual home which enjoys superb views in a highly desirable village.



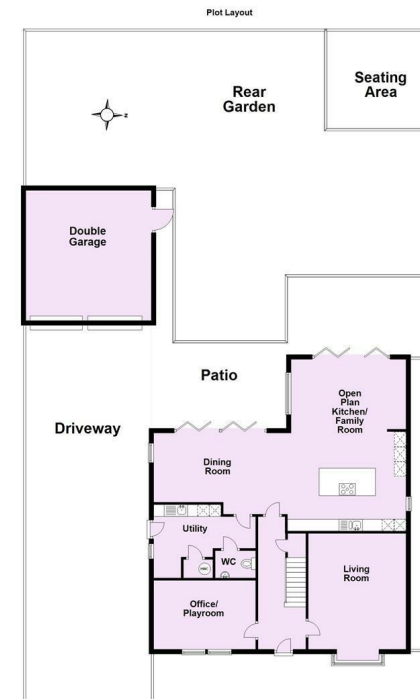
- 5/6 Bedroom Detached House
 - Fantastic New Build Property Constructed in 2019
 - Glorious Countryside Views. Sun Balcony
 - High Specification
 - Superb Open Plan Kitchen Diner Family Room
 - Main Bedroom Suite + Vaulted Ceiling
 - Double Garage
 - Call Hudson Moody to View
 - No Onward Chain
- Guide Price £845,000**

Tenure: Freehold

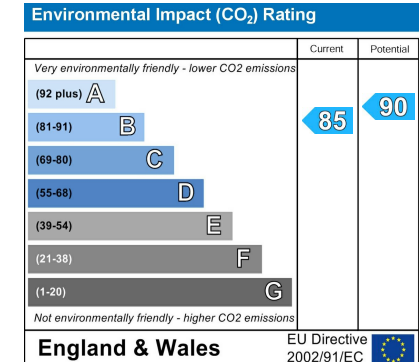
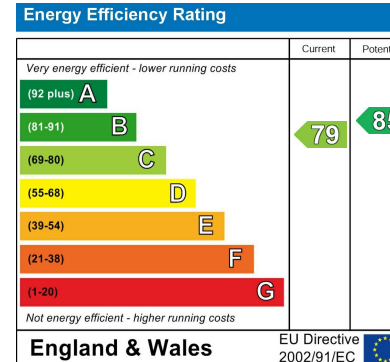




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Plan produced using PlanUp



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Representations only



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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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