



HUDSON  
MOODY

Cherry Blossom Lodge Main Street, Newton On Derwent, York YO41 4DA





## A SUPERBLY PRESENTED PROPERTY WITH STUNNING VIEWS OVER OPEN COUNTRYSIDE. Conveniently offered with no onward chain.

A quite superb location set within a highly attractive and popular village offering a stunning finish throughout.

Accommodation comprises: entrance hall, light and spacious living room that spans the full property depth, dining room with French doors enjoying country views, stunning kitchen breakfast room incorporating breakfast bar with quartz tops and walk-in pantry. Integral units include: combination microwave oven, separate oven, tall standing fridge freezer, low level fridge, dishwasher and induction hob with extractor over. There is also an instant hot water facility. Adjacent to the kitchen is a utility room that provide additional access points to both front and rear, with useful storage/boot room off ; which also houses an oil fired boiler and water cylinder. Two ground floor bedrooms, plus a house bathroom.

To the first floor, accessed via an Oak staircase are two double bedrooms including stunning main bedroom suite with contemporary ensuite bathroom room and walk-in wardrobe, plus separate modern house bathroom. Eaves storage cupboard.

Outside: A double width stone driveway provides off road parking for two vehicles leading up to an attached single garage. A pedestrian gate and path leads to the front entrance which is surrounded by an attractive private front lawn encompassing a variety of cherry and apple blossom trees. Plum Tree. The landscaped rear garden is designed for low maintenance, combining both timber decking and stone patio that extends the full property width; ideal for alfresco style dining. Feature pond. Fire pit. Versatile garden room/office/gym. Timber storage shed.

In summary: a beautiful property likely to appeal to a wide variety of buyers.



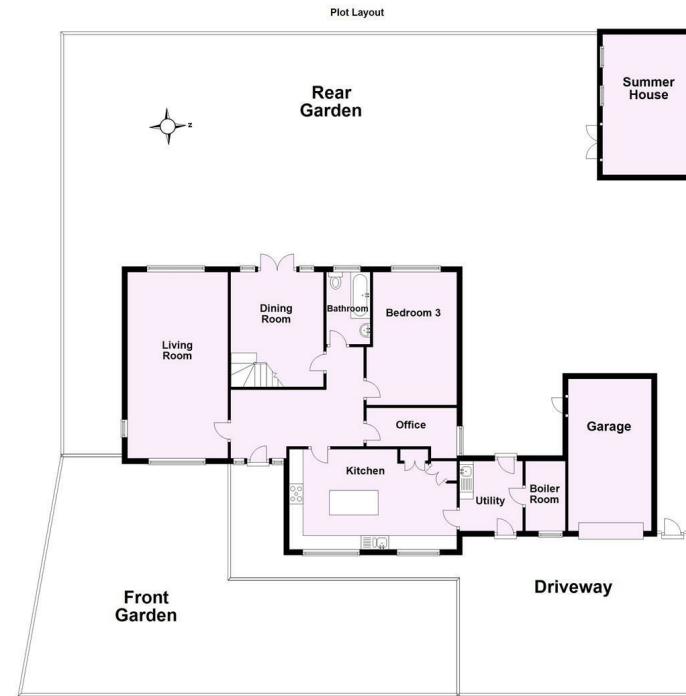
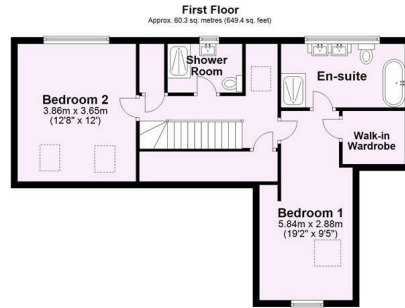
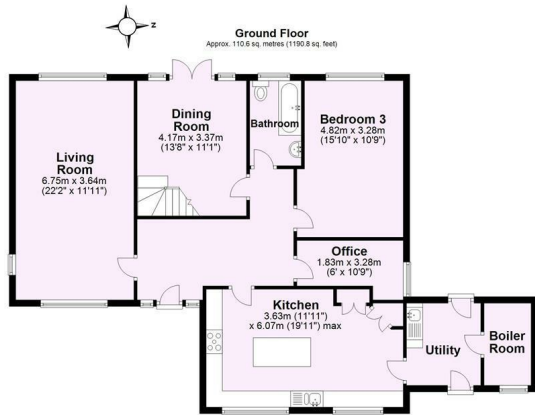


- 4 Bedroom Detached Dormer Bungalow
- Fantastic Countryside Views
- Impressive Kitchen Breakfast Room. Utility
- Large Living Room + Country Views
- Superb Main Bedroom Suite + Walk-In Wardrobe
- Extensive West Facing Sun Terrace
- Versatile Garden Room/Office/Gym
- EPC: D
- Call Hudson Moody to View  
**Guide Price £525,000**

Tenure: Freehold







For Illustrative Purposes Only - not to scale  
Plan produced using Planific.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		61	76
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		65	76
	EU Directive 2002/91/EC		

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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.
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