



HUDSON  
MOODY

3 Roxby Close, Elvington, York YO41 4EJ





**\*\*\* VIEWING RECOMMENDED \*\*\***A highly impressive modern Hogg home, renowned for their quality with stunning kitchen diner and private westerly facing gardens located in a highly popular village within an **EXCLUSIVE CUL-DE-SAC**; a short stroll from local shops and attractive village green.

The welcoming entrance hall with oak style flooring leads through to a light and spacious living room with gas fireplace set on a granite hearth. There is a lovely sized 'Open Plan' fitted kitchen diner enjoying garden views, incorporating Rangemaster cooker housing double oven and grill with gas hob and extractor over. Integral appliances include fridge freezer, dishwasher and granite tops; plus tiled flooring and French doors. Adjacent to the kitchen is a utility room which includes additional rear door for patio access with cloakroom beyond. Under stairs storage. Integral door to the garage.

To the first floor are 3 double bedrooms including main bedroom contemporary shower suite and modern house bathroom which has both a free standing bath and separate shower cubicle. The main and second bedroom both benefit from fitted wardrobes. Airing cupboard housing hot water cylinder.

A block paved driveway provides off road parking for one vehicle leading up to an integral garage with electric roller door. To the front is a small lawned garden with iron railing and hedge surround plus paved pathway leading to the front entrance. To the rear is an attractive secluded lawned garden enclosed by a combination of brick wall and fenced boundaries; flanked within by decorative borders plus stone paved patio spanning the full property width. Gated rear access.

In summary: a beautifully presented and highly versatile property that could appeal to buyers both up and downsizing.





- Superb Hogg House
- Exclusive Cul-De-Sac
- Stunning Kitchen Diner. Utility Room
- Living Room. Cloakroom
- 3 Double Bedrooms
- En-Suite Shower Room. House Bathroom
- Integral Garage + Off Road Parking
- West Facing Garden
- EPC: C
- Call Hudson Moody to View

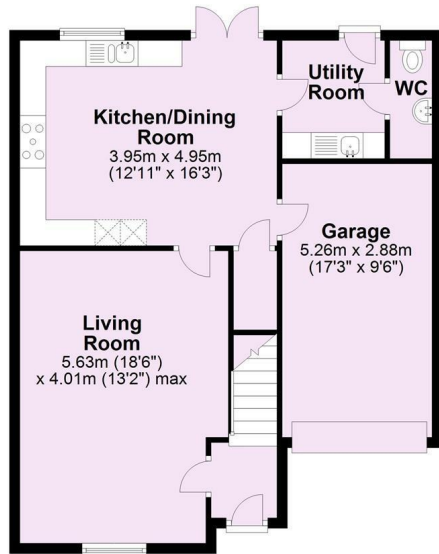
**Offers Over £375,000**

Tenure: Freehold



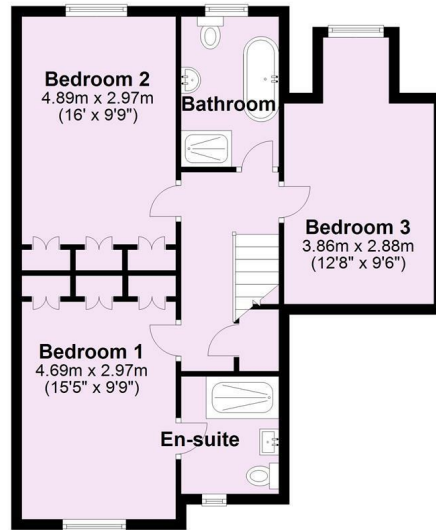
## Ground Floor

Approx. 70.0 sq. metres (753.3 sq. feet)



## First Floor

Approx. 60.0 sq. metres (646.2 sq. feet)



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

## Plot Layout



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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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		84
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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