



Abbey Court, Caedmon Close, Heworth, York YO31 1AA

£550,000 Offers Over - EPC Rating - B

Approx. Gross Internal Floor Area 1221 sq. ft / 113.35 sq. m

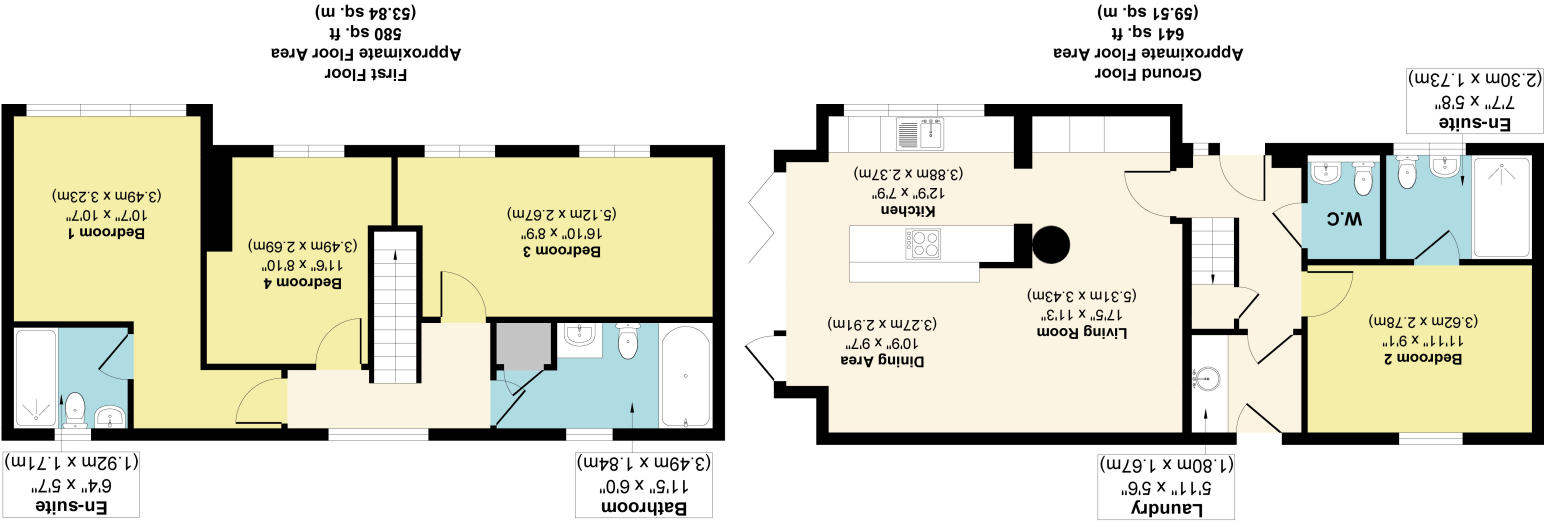


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4 Abbey Court, Caedmon Close, Heworth, York  
YO31 1AA

A fantastic and rare opportunity to purchase one of only four properties in this exclusive development just off the highly desirable Stockton Lane. Situated in a quiet cul de sac, the property stands proud and has huge kerb appeal. Boasting a bright entrance hallway leading through to the heart of the home - a modern, high specification open plan living / dining / kitchen area including two ovens, plate warmer, two freezers, fridge, programmed hob, extractor, microwave, dishwasher, and with a stylish log burner as a focal point. The space also benefits from bi folding doors that open on to a decked area allowing that indoor outdoor lifestyle which is perfect for entertaining with family and friends.

Also to the ground floor is a convenient w/c, separate utility room and a double ground floor bedroom with an ensuite shower room which could easily be set up as an additional reception room or home office space. To the first floor is a bright, contemporary three piece house bathroom and three generously sized double bedrooms, with an ensuite shower room to the master.

Externally the property benefits from a secure, totally private and low maintenance garden complete with decked seating area, flagging and Astroturf. To the front is a block paved driveway allowing parking for up to three cars.

Well designed by the current owners who bought this direct from the developer when it was built just 6 years ago, the home is ready for you to move straight in to and enjoy. Built for easy living and perfect for families wanting access to the outstanding schools nearby, or those wanting a home suitable to lock up and leave to travel regularly. Likely to generate high levels of interest, early viewing is recommended.

- No Onward Chain
- Unique Development
- Versatile Living
- Great Entertaining Space
- Modern Upgraded Kitchen
- Utility
- Desirable Location
- Low Maintenance Garden
- Two Ensuities
- Four Double Bedrooms
- Still covered by NHBC Warranty
- Detached House with Underfloor Heating and EV Charger
- Cloakroom/WC

Leave the centre of York via Monkgate and proceed across the roundabout onto Heworth Green. At the next roundabout take the second exit onto Stockton Lane. Proceed along taking the right hand turning into Whitby

