



## Walnut Close, Easingwold Guide Price £299,995

A stylish 3 bedroom semi-detached property built in 2023 by Avant Homes on their Greensward Point development on the rural fringes of Easingwold. Features include a fabulous dining kitchen with integrated appliances, spacious primary bedroom with en-suite shower room, double width driveway and an integral single garage.

\*\*\* NO ONWARD CHAIN \*\*\*

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## Inside

An entrance lobby opens into a delightful sitting room which leads through into an inner hallway with staircase and cloakroom/wc. The impressively appointed 18'8" (5.69m) long dining kitchen features a range of base and wall storage units and integrated appliances (touch control hob, eye-level microwave, oven and grill, fridge, freezer and dishwasher) complemented by double glazed double doors off the dining area out into the rear garden.



A spacious first floor landing leads off into a generous primary bedroom with stylish en-suite shower room, 2 further bedrooms and a house bathroom with heated towel rail and a shower over the bath.

Other internal features of note include a gas fired central heating system, double glazing, the residue of Avant's own 2 year builder warranty and a further 8 years Buildmark warranty from the NHBC.

## Outside

A double width driveway at the front of the property provides parking and access into an integral single garage with both light and power connected.



The south facing rear garden is enclosed and features a paved seating area and a lawn.

## Tenure

Freehold

## Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.



## Broadband Coverage

Up to 1600\* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

## EPC Rating

B

## Council Tax

D - North Yorkshire Council

## Current Planning Permissions

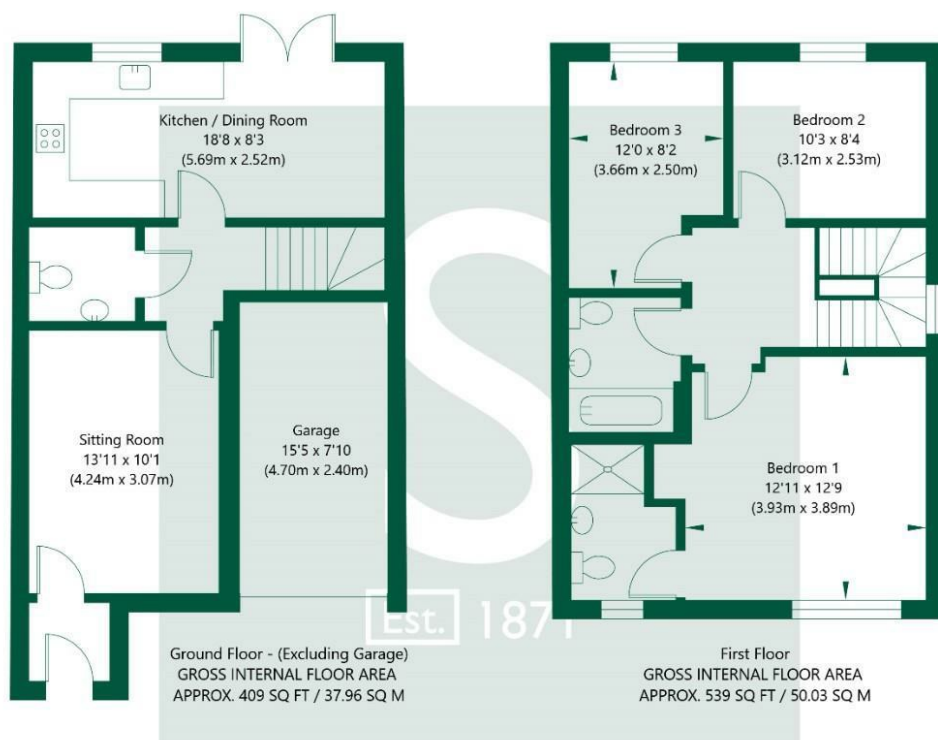
No current valid planning permissions



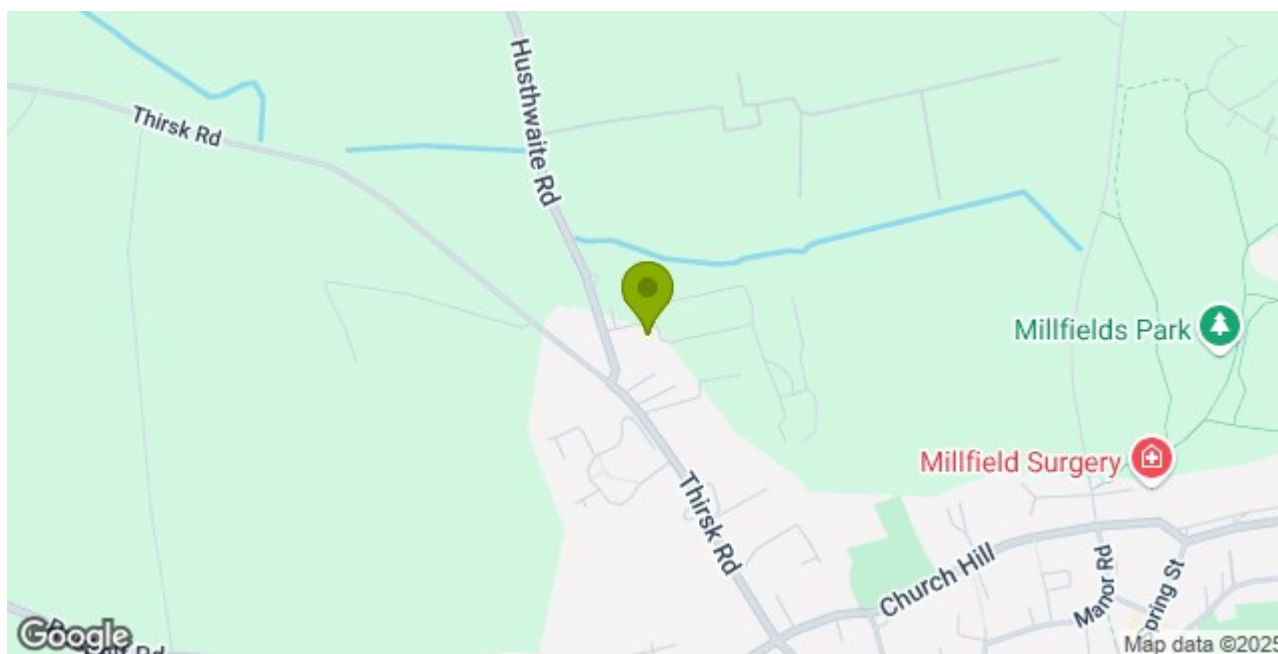
## Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold

# Walnut Close, Easingwold, York, YO61 3SQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 948 SQ FT / 87.99 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Associates

N Lawrence

