

Mulberry House, Crooklands Lane, York, YO32 3LD

Offers in excess of £900,000

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PRIME RESIDENTIAL









Mulberry House Crooklands Lane

STUNNING FAMILY HOME WITH FAR REACHING COUNTRYSIDE VIEWS IN THE WELL SERVED VILLAGE OF HAXBY OFFERING EASY ACCESS TO THE CITY AND MAJOR ROAD NETWORKS

Significant 5 bedroom detached family home, approaching 3000 sq. ft. with stunning open views to the rear. Ideally situated in the highly sought-after village of Haxby, with its well-regarded local school rated outstanding by Ofsted, together with a large range of national and independent shops and excellent range of further local amenities,

Accommodation comprises:-

Entrance hall, living kitchen with doors opening out into conservatory/garden room, spacious double reception room, family room, five double bedrooms, master with dressing room, ensuite & balcony, family bathroom,, double garage and block paved driveway providing ample secure parking approached via electric gates.

DESCRIPTION

Mulberry House is a substantial 5 bedroom much loved family home, with almost 3000 sq. ft of versatile living accommodation over 2 floors, it provides lateral living at its very best. It features 3 reception rooms, a stylish and well-appointed kitchen, which is ideal for the keen cook whilst also offering plenty of space for informal dining. A well-placed conservatory/garden room leads from the kitchen and takes full advantage of the countryside views; giving a real sense of inside/outside. There are 5 double bedrooms, the master suite with dressing room, ensuite and balcony. Family bathroom with contemporary suite.

The property stands on a generous-sized plot, approached via electric gates from a private no-through road. There is a good-sized double garage, together with plentiful parking for several vehicles. Stunning countryside views, over open fields beyond to the rear.

Haxby is one of York's most sought-after villages, with its excellent range of local amenities including shops, pub, village primary school and yet is within easy reach of York and major trunk roads.

- **Substantial detached house approaching 3000 square feet**
- **Versatile and well presented living accommodation**
- **Large living/dining room with log burner**
- **Additional Family room**
- **Contemporary breakfast kitchen**
- **Conservatory/garden room with doors opening out onto generous garden**
- **5 Double bedrooms**
- **Master suite with dressing room, ensuite & balcony**
- **Superb family bathroom**
- **Stunning countryside views to rear**

Freehold

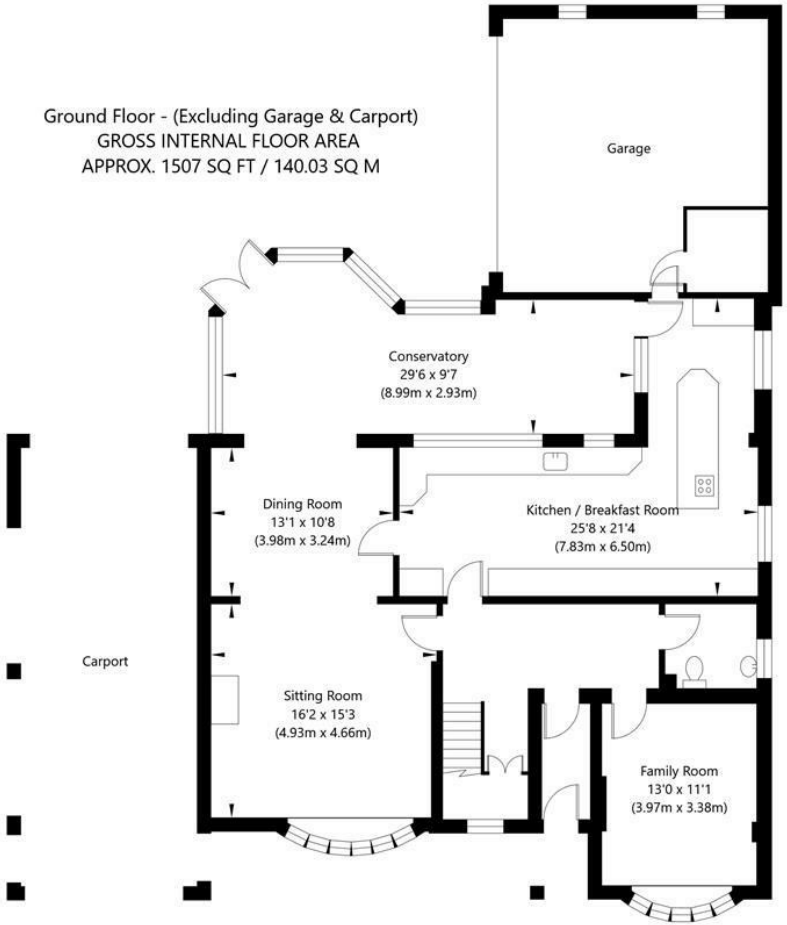




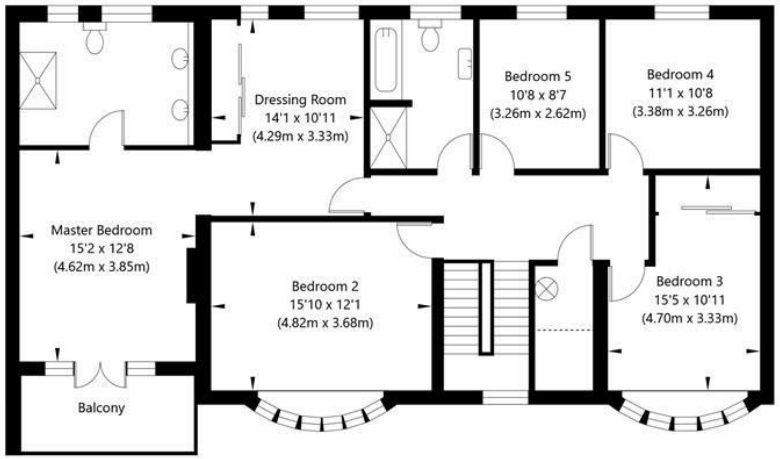


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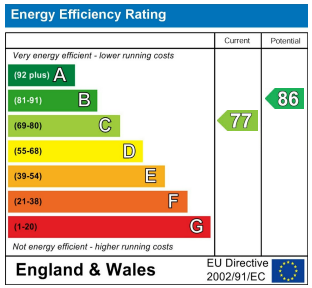
Ground Floor - (Excluding Garage & Carport)
GROSS INTERNAL FLOOR AREA
APPROX. 1507 SQ FT / 140.03 SQ M



First Floor - (Excluding Balcony)
GROSS INTERNAL FLOOR AREA
APPROX. 1379 SQ FT / 128.09 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2886 SQ FT / 268.12 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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