

MERE PARK HOUSE BACK LANE FRIDAYTHORPE



High Quality Detached Family Home with a Delightful Outlook over the Village Pond. Four/Five Bedrooms, Three Bathrooms, Two Reception Rooms, Stylish Oak Kitchen, Utility and Cloakroom. Double Glazing and Central Heating. Detached Single Garage, Parking and Easily Managed Gardens to Front and Rear. Quiet Corner of the Village.

GUIDE PRICE £350,000

Mere Park House is a sizeable, high quality detached family house with a delightful outlook over the village duckpond. Constructed in late 2008, the accommodation is arranged on three floors, with the added benefit of a home office space or fifth bedroom on the second floor. Accommodation comprises: entrance hall, sitting room, dining room, stylish oak kitchen, utility and cloakroom. There are four bedrooms on the first floor: (three double rooms and a single) house bathroom and two en-suite shower rooms. Windows are upvc double glazed and central heating is oil-fired. To the side of the house is a detached single garage, with further parking on the drive, and easily-managed gardens to front and rear. The balance of an NHBC guarantee will be passed over to the purchaser.

Fridaythorpe is a small, rural village on the A166 York to Driffild Road and is approximately 10 miles from Driffild, 12 miles from Malton, 10 miles to Stamford Bridge and a 30 minute drive to York, where it is possible to connect with the main line rail network. Back Lane is a quiet corner of the village, set away from the main road and the village is well-served with a public house, butcher's shop, convenience store and petrol station. The Wolds Way long distance footpath passes through the village and there is glorious rolling chalk downland surrounding.

ACCOMMODATION COMPRISES

FRONT DOOR

Half-glazed leaded timber door.

ENTRANCE HALL

Stairs up to first floor. Under-stairs cupboard. Radiator.

SITTING ROOM

7.00m(23'0") x 3.80m(12'6")

Bay window to front with view over village pond. Open fire with cast iron surround and solid oak over mantel. Coving. Television point. Telephone point. Two radiators. Two wall light points. French windows to rear garden.



DINING ROOM

3.90 m(12'10") x 3.20 m(10'6")

Radiator. Coving. View over village pond.



KITCHEN

4.20 m(13'9") x 2.70 m(8'10") min

Range of solid oak base units with granite-effect worktops. Matching wall cupboards. Single drainer stainless steel one-and-a-half bowl sink unit. Integrated appliances to include: dishwasher, fridge-freezer, Diplomat electric double oven/grill. Four ring halogen hob and stainless steel extractor hood over. Limestone tiled floor. Radiator. Spotlights. Pleasant outlook over the rear garden.



UTILITY ROOM

2.60m(8'6") x 2.00m(6'7")

Limestone tile flooring. Plumbing for washing machine. Floor-mounted Grant oil-fired central heating boiler. Radiator. Coat hooks. Extractor fan. Half-glazed upvc door to drive.

CLOAKROOM

2.00m(6'7") x 0.90m(2'11")

Limestone tile flooring. Matching white low flush WC and pedestal wash hand basin.

FIRST FLOOR

LANDING

Window to front elevation. Radiator. Stairs up to second floor.

MASTER BEDROOM

3.80m(12'6") x 3.80m(12'6")

Radiator. View to front over village pond.



Door to:

EN-SUITE SHOWER ROOM

2.80m(9'2") x 1.00m(3'3")

Larger than average shower tray with folding glazed door. Aqualisa digital shower. Fully-tiled cubicle. Matching white pedestal wash hand basin and low flush WC. Cermaic tiled floor. Extractor fan. Chrome ladder heated towel rail. Window to side elevation.

BEDROOM TWO

3.80m(12'6") x 3.40m(11'2")

Radiator. View over village pond.



BEDROOM THREE

3.80m(12'6") max x 3.40m(11'2")

Radiator. View over rooftops towards Thixendale Wold.



Door to:

EN-SUITE SHOWER ROOM

2.10m(6'11") x 0.90m(2'11")

Shower tray with glazed folding door and Aqualisa shower. Matching white low flush WC and pedestal wash hand basin. Cermaic tiled floor. Extractor fan.

HOUSE BATHROOM

2.30m(7'7") x 1.80m(5'11")

Matching white suite comprising: low flush WC, pedestal wash hand basin and shower bath with curved glazed screen and chrome shower attachment. Ceramic tiled floor. Part-tiled walls. Extractor fan. Chrome ladder heated towel rail.

BEDROOM FOUR

3.90m(12'10") x 2.00m(6'7")

Radiator.

SECOND FLOOR

Landing and door to:

OFFICE/BEDROOM FIVE

4.90m(16'1") x 1.30m(4'3")

Plus: 3.5m x 2.6m L-shaped bedroom.

Two Velux windows. Radiator. Shelf. Sloping ceilings with reduced headroom to part.

OUTSIDE

The property is set behind a low brick wall and a gravelled drive runs along the right hand side of the house and leads to the garage. A flagged path leads across the front of the house, around the side and across the rear garden. The front garden is mainly laid to lawn, with a corner shrub bed planted up with the attractive, red-leaved "red robin". The rear garden is also lawned with a stone flagged patio area, which catches the sun for most of the day. The corner bed is planted up with conifers and flowering jasmine, with space for annual bedding plants. A timber arbour provides a peaceful place to sit out and enjoy the sun. The central heating oil tank is well concealed behind the garage.

Rear garden



View from the front garden



GARAGE

6.30m(20'8") x 2.95m(9'8")

Electrically operated up and over door. Electric power and light. Concrete floor. Upvc personnel door to garden.

GENERAL INFORMATION

Services: Mains water, drainage and electricity. Oil-fired central heating.

Council Tax: Band D.

Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.

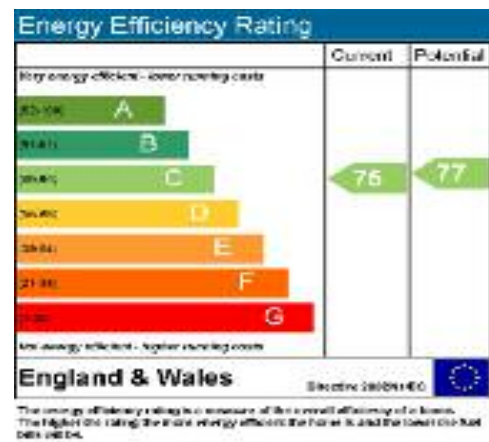
Postcode: YO25 9RS.

Viewing: Strictly by appointment with the Agent's Malton office.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property

ENERGY PERFORMANCE



ENVIRONMENTAL IMPACT

