



Lavender Way

Easingwold, York, YO61 3GU

Offers Over £375,000



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## Lavender Way

Easingwold, York, YO61 3GU

UNEXPECTEDLY RE-OFFERED.

STYLE – Five Bedroom Detached Home

HIGHLIGHTS – Beautifully Decorated,  
Spacious and Versatile Living, Lovely Large  
Garden.

THREE WORDS – One To View!

### Elegant Five-Bedroom Family Home

10 Lavender Way, Easingwold  
YO61 3GU

Discover the epitome of modern family living in this extremely well-presented, detached five-bedroom home, formerly a show home, nestled in a desirable development. With added upgrades and extras, this property is a true gem, offering a blend of elegance and practicality.

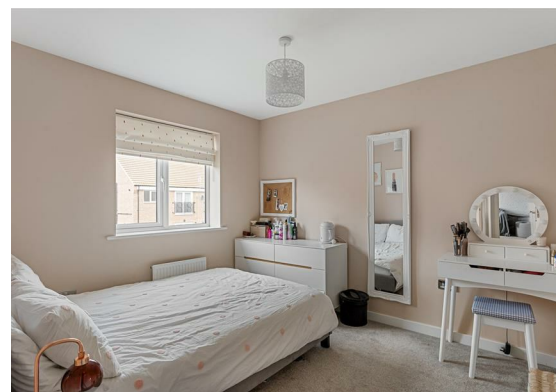
### STEP INSIDE

Approach through a panelled and double-glazed composite entrance door beneath a pitched entrance canopy, leading to a welcoming staircase reception hall with central stairs. The useful under-stairs cupboard provides additional storage.

### SITTING ROOM

The lounge extends over 15ft in length, featuring an eye-catching electric fireplace and uPVC double glazed windows overlooking the front low-maintenance driveway and a pleasant 'green'.





## DINING KITCHEN

The fitted kitchen/diner is comprehensively equipped with white gloss fronted cupboards and drawers, upgraded quartz work surfaces, and a stainless steel sink unit. The induction hob with quartz splash, chimney-style extractor, and single oven are perfect for culinary enthusiasts. The dining area, with French doors, opens to a rear patio and the enclosed garden.

Utility Room: Conveniently located off the kitchen, the utility room features matching quartz countertops, space for a dryer, an integral washing machine, and a concealed wall-mounted gas central heating boiler. A panelled double-glazed rear access door leads to the garden.

## UPSTAIRS

The principal bedroom offers views over the 'green', upgraded wardrobes with mirrored fronts, and an upgraded ensuite shower room. Three further generous doubles and a fifth single/home office provide ample space for the whole family.

Bathrooms: The white family bathroom is fresh and modern, perfect for the morning rush or a relaxing soak

## OUTSIDE

The tarmac driveway, extended with gravel, leads to the integral garage with power and light. A pathway to the side, past an upgraded electric vehicle charge point, opens to a large garden predominantly laid to lawn, with an upgraded porcelain paved patio area and a further matching shaped patio to the rear. The garden is perfect for alfresco dining and outdoor relaxation.

## VIEWINGS

This elegant family home is a must-see. Contact Emsley Mavor Estate Agents on 01347823579 to arrange a viewing or for further information.



