



Deerstone Way  
Dunnington, York  
YO19 5RB

£425,000



Set within the highly sought after village of Dunnington, just east of York, is this beautifully presented detached home, positioned in one of the area's most desirable residential settings. Dunnington is a picturesque and well served village, offering a range of local shops, popular eateries and a thriving tennis and sports club. It lies within the Fulford School catchment area and provides excellent access to York city centre and the train station.

Entered via a welcoming entrance hall with ground floor cloakroom, the property opens into a superbly proportioned living room, filled with natural light and centred around a charming log burner, creating a warm and inviting focal point. Double doors lead through to an impressive L shaped kitchen diner, thoughtfully designed for modern family living and entertaining. The kitchen offers a range of fitted units, generous worktop space and attractive views across the rear garden. Beyond, a bright and versatile garden room provides further flexible living space, ideal for a variety of uses.

To the first floor, the principal bedroom enjoys an outlook over the rear garden and benefits from fitted wardrobes. Formerly arranged as a four bedroom home, the property offers excellent flexibility to reconfigure the layout, including scope to create an en suite if desired. A further double bedroom with dual aspect windows is positioned to the front, alongside a well proportioned third bedroom and a stylish shower room.

Externally, the property is set behind a landscaped front garden with a block paved driveway providing parking for multiple vehicles and access to the attached garage. To the rear, a beautifully maintained south westerly facing garden has been thoughtfully landscaped, featuring mature planting, a generous paved sun terrace ideal for entertaining, a lawn and additional seating areas.





# Deerstone Way Dunnington, York YO19 5RB

Freehold  
Council Tax Band - D

- Detached House
- Open Plan Dining Kitchen
- Driveway And Garage
- Modern Kitchen
- Rear Conservatory
- Sought After Location
- EPC TBC

GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garages/conservatories will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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