





# Carnoustie Close York

YO26 5QN

£475,000



A substantial four-bedroom detached family home, set within the ever-popular residential area of Acomb. Beautifully presented throughout and offered in true move-in condition, this impressive property is sure to appeal to a wide range of purchasers seeking generous living space in a convenient location. Acomb lies to the west of York and offers an excellent selection of local amenities, schools and transport links to the city centre. The property is also ideally positioned for easy access to the ring road, A64 and A1(M), making it perfect for commuters.

Internally, it is immediately apparent that this is a well-maintained and thoughtfully styled home. The spacious entrance hallway leads through to a bright and tastefully decorated living room that runs from front to back, creating a wonderful sense of space and flow. A feature fireplace provides a focal point, while French doors open directly onto the rear garden, allowing natural light to pour in.

To the right of the hallway is a modern dining kitchen, also extending from front to back. Dual-aspect windows ensure the room is light and airy, while the contemporary shaker-style kitchen offers a range of fitted units, integrated appliances, a breakfast bar and ample space for a dining table – perfectly suited for both everyday family life and entertaining. A downstairs WC is conveniently positioned off the hallway, opposite the rear access door.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from a beautifully appointed en-suite shower room, and a stylish family bathroom serves the remaining bedrooms.

Externally, the property continues to impress, offering off-street parking for multiple vehicles, a detached garage and a generous rear garden. A particularly attractive addition is the garden room, providing versatile space ideal for use as a gym, home office or snug.

This is a superb family home in a highly regarded location, and early viewing is highly recommended.



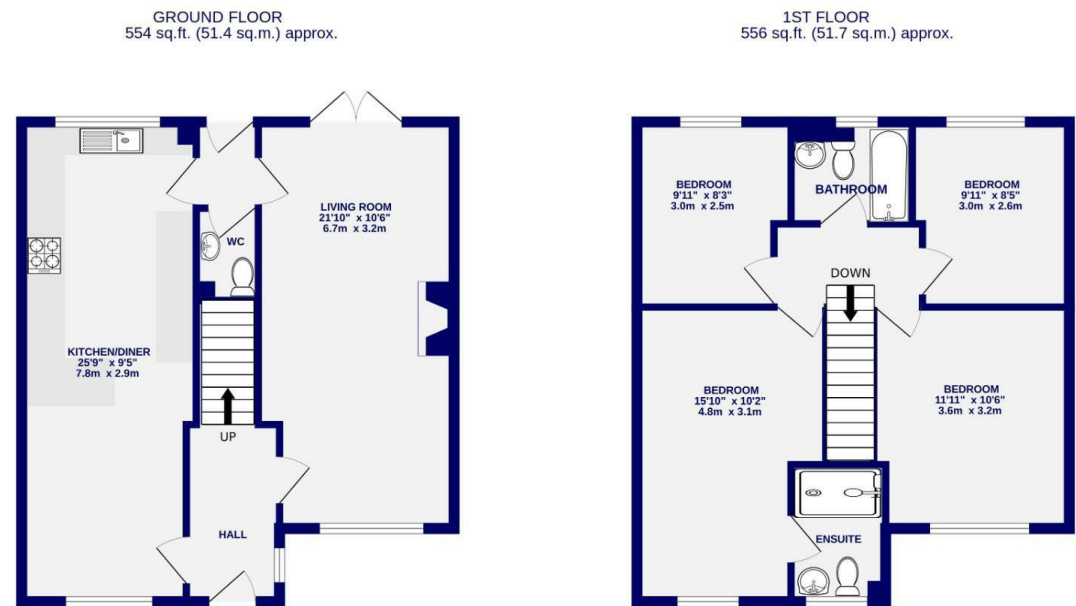




# Carnoustie Close York YO26 5QN

Freehold  
Council Tax Band - E

- Substantial Four Bedroom Detached Property
- Beautifully Presented
- Spacious Dual-Aspect Living Room
- Modern Shaker-Style Dining Kitchen
- Principal Bedroom With En-Suite
- Plus Stylish Family Bathroom
- Off-Street Parking
- Detached Garage
- Generous Rear Garden & Versatile Garden Room
- EPC TBC



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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 garage/shed 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.  
Made with Metropix ©2026

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.