



ROB LETTS

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Riverview House, Sutton upon Derwent

Guide Price £700,000

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Riverview House is a substantial four-bedroom detached home occupying a particularly generous plot in the highly regarded village of Sutton upon Derwent.

Owned by the same family since 1992, the property offers an impressive combination of space, privacy, countryside views and future potential.

An enclosed entrance porch leads into a large central hallway, with a generous lounge featuring an exposed-brick inglenook fireplace and gas stove. Both the lounge and the excellent-sized dining room open into the conservatory, which in turn leads directly onto the garden.

The recently upgraded kitchen is bright and welcoming, with a part-vaulted ceiling, Velux rooflight and adjoining breakfast area. The existing footprint also offers exciting scope to create a striking open-plan kitchen, dining and living space overlooking the garden. Upstairs are four proper double bedrooms. Bedrooms one and two both enjoy en-suite facilities, with bedroom one also opening onto a large roof terrace with an external staircase down to the garden. Bedrooms three and four share a modern family shower room.

Outside, large lawns, mature planting and open countryside create a wonderful sense of space and privacy, all within approximately eight miles of York.

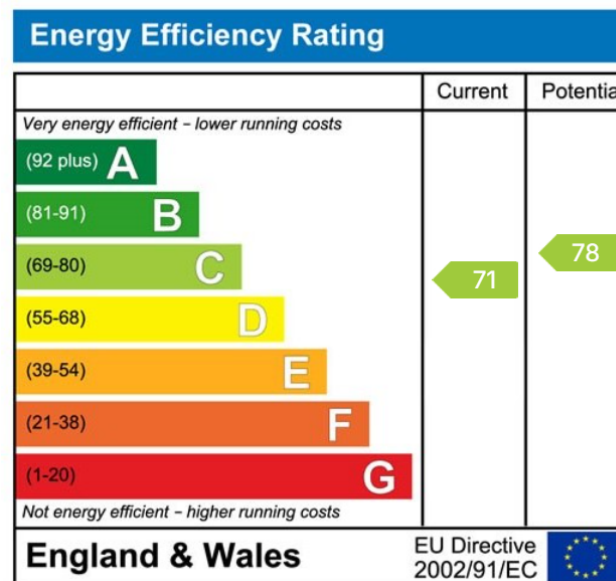




Total floor area: 285.7 sq.m. (3,075 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Substantial detached family home in sought-after Sutton upon Derwent
- Two bedrooms with en-suite facilities
- Upgraded kitchen with part-vaulted ceiling & velux
- Lounge with exposed-brick inglenook fireplace and feature stove
- Integral double garage, workshop, study, utility room and excellent future potential
- Four proper double bedrooms
- Large bedroom roof terrace with countryside views
- External staircase linking the roof terrace directly to the garden
- Large mature garden with open countryside beyond
- When enquiring about this property, please quote ref: RL0918



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07538 298 866



roblettsexp.uk.com



rob.letts@exp.uk.com