



ST. NICHOLAS CLOSE, NORTH NEWBALD, YO43
OFFERS IN THE REGION OF £290,000

Carter Jonas

ST. NICHOLAS CLOSE, NORTH NEWBALD, YO43

A 3 bedroom link-detached property situated in a popular village, offering well balanced accommodation and a private garden to the rear.

14 St. Nicholas Close is a beautifully presented link-detached property nestled in a quiet cul-de-sac, perfectly located near the church and village centre. This charming home, originally designed as a four-bedroom residence, has been thoughtfully reimagined as a stunning three-bedroom property featuring an exquisite principle bedroom suite.

Upon entering, you are greeted by a spacious formal sitting room at the front, while the rear boasts an open-plan dining kitchen illuminated by bi-fold doors that seamlessly connect to the garden. A convenient utility room is discreetly located behind the garage, enhancing the functionality of the home.

The upper floor hosts three well-appointed bedrooms, including the principle that features a dressing room area (previously the fourth bedroom) and is served by the house bathroom that has access direct from the bedroom. The second bedroom benefits from its own en-suite shower room, adding to the comfort and convenience of the living space.

Outside, the rear garden is adorned with gravel and includes a raised deck directly adjacent to the house, perfect for alfresco dining, along with a stylish block-set patio. The property also offers a driveway at the front, providing off-street parking and access to the garage. This delightful home is a true gem, combining modern living with a peaceful, picturesque setting.

North Newbald is situated between South Cave and Sanctor, in the popular area of the Yorkshire Wolds. The village is a peaceful place to be and is a favourite for many walkers. There is a thriving local community here with a very active local Parish Council that provides a 'What's happening' newsletter with events for young and old such as Christmas concerts, a local WI, activities for children in the village hall, and a youth club. There are two pubs, a beautiful Norman church built in 1140 AD and a children's play park.

A bus service runs from North Newbald to Beverley, Brough, Elloughton, North Cave, South Cave and Hotham.

A 3 BEDROOM LINK-DETACHED PROPERTY SITUATED IN A POPULAR VILLAGE, OFFERING WELL BALANCED ACCOMMODATION AND A PRIVATE GARDEN TO THE REAR.



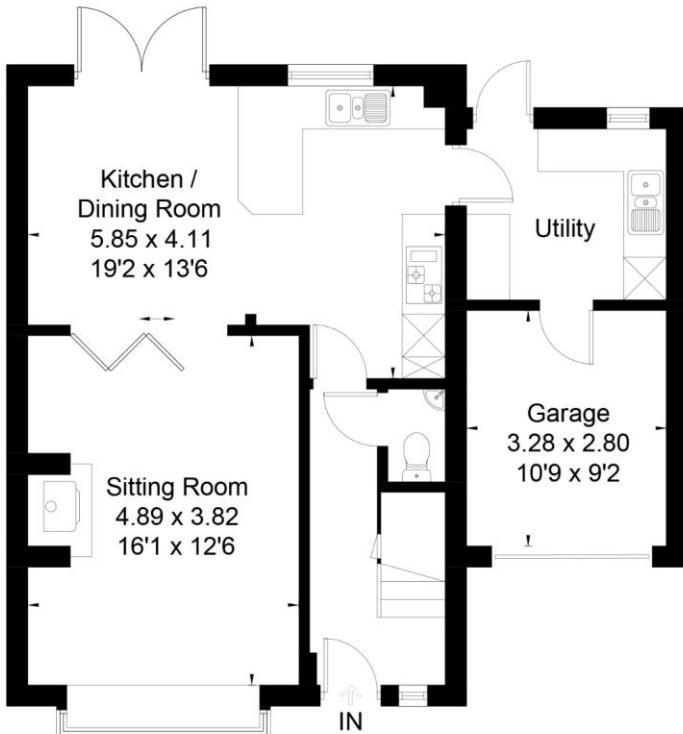
TENURE Freehold

LOCAL AUTHORITY

EPC BAND C







Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. [@fourwalls-group.com](http://fourwalls-group.com) #91294

Energy Efficiency Rating		Current	Potential
(A-H)	A	84	
(E1-E1)	B	71	
(E5-E6)	C		
(E5-E6)	D		
(D2-D4)	E		
(G1-G3)	F		
(G1-G3)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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Classification L2 - Business Data

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