



**MULBERRY HOUSE, 28 CHESTNUT AVENUE, YORK**  
£835,000

**Carter Jonas**



## MULBERRY HOUSE, 28 CHESTNUT AVENUE, YO31 1BR

Nestled on the sought-after Chestnut Avenue in the popular Stockton Lane area of York, Mulberry House is an beautifully presented 5-bedroom family home that seamlessly combines classic charm with modern elegance.

Having undergone significant renovations by the current owners, the property showcases original period features alongside contemporary design, creating a warm and inviting atmosphere.

The ground floor is a standout, featuring an open-plan kitchen and dining area that beautifully flows into an extended family room. Bifold doors invite natural light and provide a picturesque view of the stunning garden, ideal for entertaining or relaxing.

The first floor houses four well-proportioned bedrooms, with one offering a private en-suite shower room, in addition to a family bathroom that caters to all. The principal bedroom, located in the converted loft, is a sanctuary of comfort featuring its own en-suite shower room, adding a touch of luxury.

Outside, the private garden is bordered by mature trees and lush shrubs. It boasts a raised patio area perfect for al fresco dining, an inviting decking space, and a lawn, creating an idyllic space for family gatherings and outdoor enjoyment.

Stockton Lane is ideally placed and remains one of York's most favoured residential areas, situated across the Stray; an expanse of open parkland and on the fringe of the delightful Heworth Village. There are excellent local amenities with the city centre and both the Monks Cross and Vangarde Shopping Centres close by. With convenient access to the ring road for travel further afield, it also benefits from a frequent bus service.

**A FAMILY HOME OFFERING A PERFECT BLEND OF PERIOD AND CONTEMPORARY FEATURES; SITUATED IN ONE THE CITY'S PRIME LOCATIONS.**



**TENURE** Freehold

**EPC BAND** D



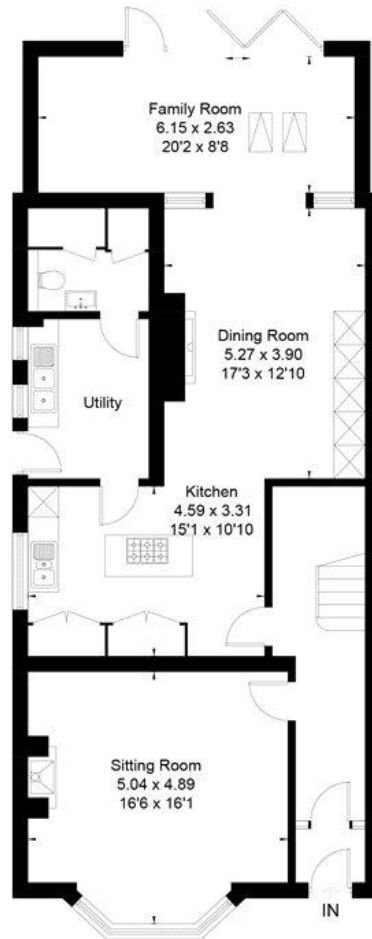








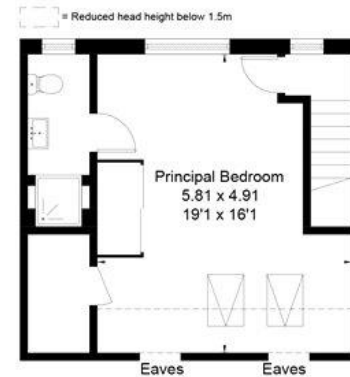
Chestnut Avenue York, YO31  
Approximate Area = 2360 sq ft / 219.3 sq m



Ground Floor



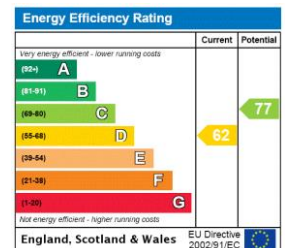
First Floor



Second 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 #93498



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