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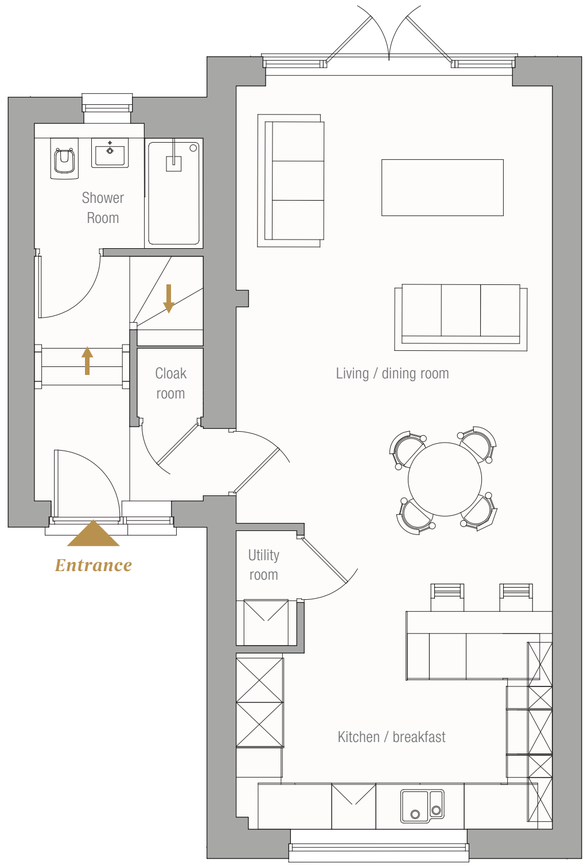
RETREAT

YORK

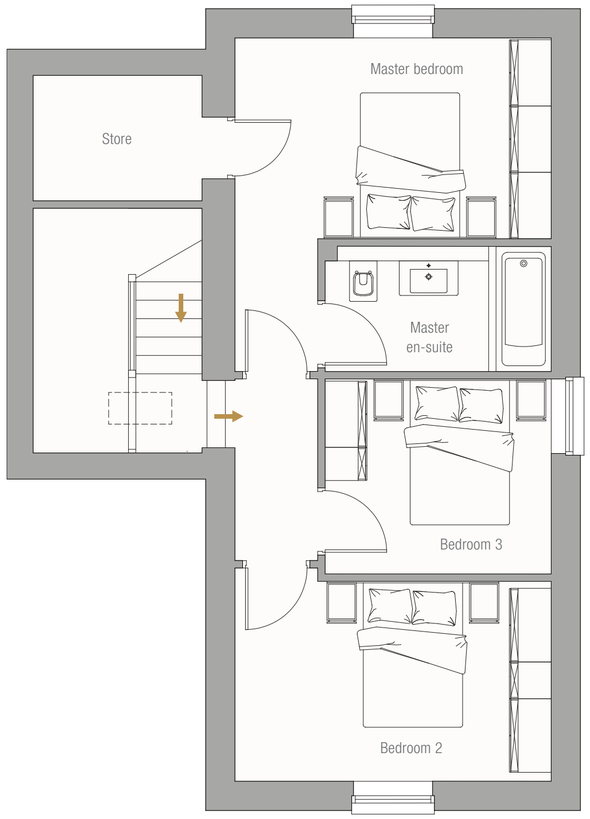
The Garden House



Ground Floor



First Floor



The Garden House

Floor plan dimensions

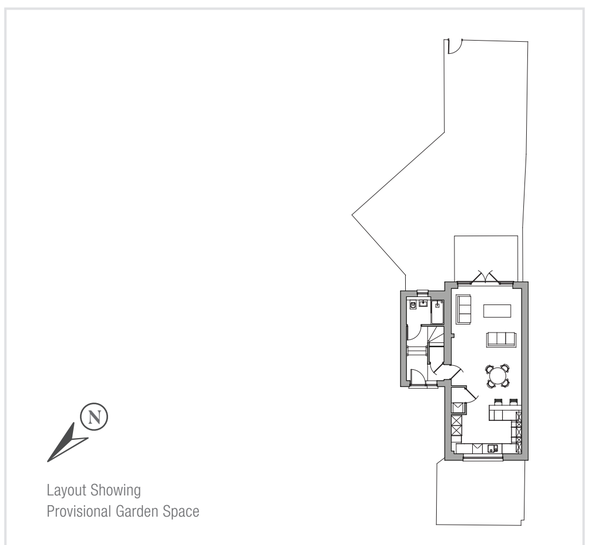
Ground floor

Living / dining	7090 x 4250	(23' 3" x 13' 11")
Kitchen / breakfast	4250 x 2910	(13' 11" x 9' 7")
Shower room	2245 x 1655	(7' 4" x 5' 5")
Utility room	1510 x 775	(4' 11" x 2' 7")

First floor

Master bedroom	4250 x 2680	(13' 11" x 8' 10")
Master en-suite	3025 x 1655	(9' 11" x 5' 5")
Bedroom 2	4250 x 2665	(13' 11" x 8' 9")
Bedroom 3	3025 x 2600	(9' 11" x 8' 6")

Garden Plan



Key Features

- Detached house arranged over two floors
- 3 bedrooms
- 1 Shower room
  1 En-suite
- Utility room
- Private garden
- Dedicated parking and EV car charging

House Description

The Garden House is a distinctive 3 bedroom detached home, offering beautifully designed contemporary living arranged over 2 floors.

The ground floor features a spacious open plan living/dining room, with French doors opening onto the generously sized private garden. A beautifully appointed, recessed German engineered kitchen features a range of integrated appliances and a sleek breakfast bar.

The ground floor also benefits from a convenient shower room and practical utility room.

The first floor is home to three generously sized double bedrooms, including a spacious master bedroom with en-suite, whilst the two further bedrooms are complemented by a luxurious family bathroom.

Completing this exceptional home are a spacious first-floor storage cupboard and driveway parking for two vehicles with EV charging.

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Sales team reference: Garrow Hill Boiler House

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