



CHAMPIONS GATE, NORTH DUFFIELD
GUIDE PRICE £535,000

Carter Jonas

CHAMPIONS GATE, NORTH DUFFIELD, YO8 5ST

Mallards is a magnificent family residence, offering extensive accommodation across three floors. Built in 2010 with exceptional attention to detail, Mallards has been pristinely maintained and enhanced by the current owners. The property welcomes you with a spacious entrance designed to create an open and airy feel. The ground floor includes a cloakroom/wc and utility room. The front lounge offers a generous space filled with natural light and features a stylish inset propane gas fire installed in 2019.

The highlight of the ground floor is the impressive open-plan living space, comprising a kitchen, dining area, and orangery. The kitchen boasts quartz work surfaces, integral Bosch appliances, and a central island with a ceramic hob and storage. The adjoining orangery, with full-height windows and French doors, floods the space with natural light and connects seamlessly to the rear garden.

On the first floor, there are three double bedrooms and a stunning house bathroom. Bedroom one features an en suite and built-in wardrobes, while bedroom two also offers built-in wardrobes. The second floor hosts two additional double bedrooms, one with an en suite and the other with built-in storage and potential for an additional bathroom.

Externally, the property offers off-street parking for multiple vehicles and a single garage. The rear garden is a standout feature, with a patio area perfect for outdoor dining, a charming summerhouse and a workshop with electrics. Conveniently located within walking distance to the village shop, pub, and primary school, Mallards represents a rare opportunity to acquire a stunning family home in a desirable location.

This property is connected to a mains electricity supply.
Central Heating - Oil (LPG for the gas fire)
The water and drainage is provided by Yorkshire Water.
Broadband Speed - please go to [checker.ofcom.org.uk /en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)
Mobile coverage - please go to checker.ofcom.org.uk

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND C

IMPRESSIVE EXECUTIVE HOME IN THE LOVELY VILLAGE OF NORTH DUFFIELD.





Classification L2 - Business Data



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2 Champions Gate

Approximate Gross Internal Area = 211.8 sq m / 2279 sq ft
Garage = 14.1 sq m / 151 sq ft
Total = 225.9 sq m / 2430 sq ft

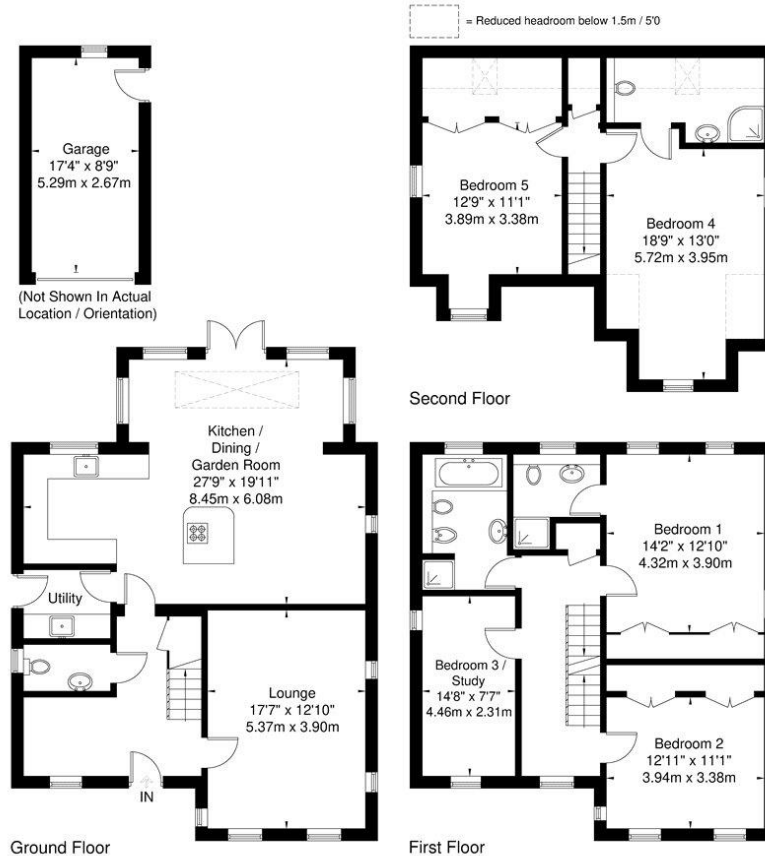
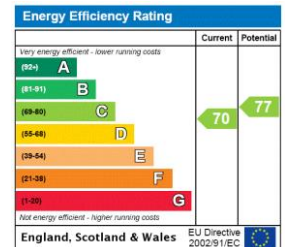


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
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