



58 Woodlands Park | Pickering, YO18 7AH

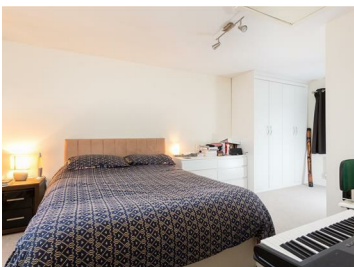
An attractive executive detached family home situated in this sought after location of Pickering offering spacious and well presented accommodation throughout comprising; Reception Hallway, cloakroom with w.c., beautiful sitting room, well appointed dining kitchen, conservatory. To the first floor; landing, four double bedrooms, 3 with ensuite one of which is a 'Jack & Jill' bathroom.

The property benefits from gas fired central heating and double glazing, solar panels. To the outside, attractive shrubs to front of the property, driveway with carport with electric roller door giving access to the detached garage, attractive rear garden with laid lawn and patio area.



Guide Price £425,000

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Accommodation Comprises

Entrance door leads to:

Spacious Reception Hallway

Central heating radiator, good size under stairs storage cupboard, door to:

Cloakroom

Comprising pedestal wash hand basin, tiled splash backs, low flush w.c., central heating radiator and extractor fan.

Sitting Room

15'9" x 11'7" (4.80m x 3.53m)

Two central heating radiators, double glazed bay window to the front elevation,.

Open Plan Dining Kitchen

19'4" x 12'9" (5.89m x 3.89m)

Kitchen housing an extensive range of good quality high gloss units comprising 1 1/2 bowl stainless steel sink unit with mixer tap over, splash backs, further wall and base units incorporating drawer compartments, rolled edge work surfaces,

Dining Area with central heating radiator and double glazed window to the side elevation, double glazed french doors opening onto the Conservatory.

Conservatory

15'8" x 9'4" (4.78m x 2.84m)

With tiled under floor heating, double glazed double doors leading to outside and additional door to the side elevation, double glazed windows and glass roof, under flooring heating.

First Floor

Landing, access to roof space, central heating radiator.

Master Bedroom

15'9" x 14'3" (4.80m x 4.34m)

Housing a range of fitted wardrobes having hanging space and shelving, central heating radiator, double glazed window to the front elevation.

En Suite Shower Room

Comprising double shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., partial wall tiling, wall mounted ladder style towel rail, double glazed window to the front elevation and extractor fan.



Bedroom Two

10'11" x 10' (3.33m x 3.05m)

Housing a range of fitted wardrobes, hanging space and shelving, central heating radiators, double glazed window to the front elevation and double glazed window to the rear elevation overlooking the grounds and fields beyond. Access to roof space.

En Suite

Comprising double shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., partial wall tiling, ladder style heated towel rail, extractor fan.

Bedroom Three

11'3" x 9'10" (3.43m x 3.00m)

Central heating radiator, double glazed window to the rear elevation overlooking the grounds and fields beyond.

Ensuite Jack & Jill Bathroom

Comprising panelled bath, shower unit, pedestal wash hand basin, low flush w.c., partial wall tiling, ladder style heated

towel rail, double glazed window, door from the bedroom and landing.

Bedroom Four

10'2" x 7'10" (3.10m x 2.39m)

Central heating radiator and double glazed window to the rear elevation overlooking the grounds and fields beyond.

Outside

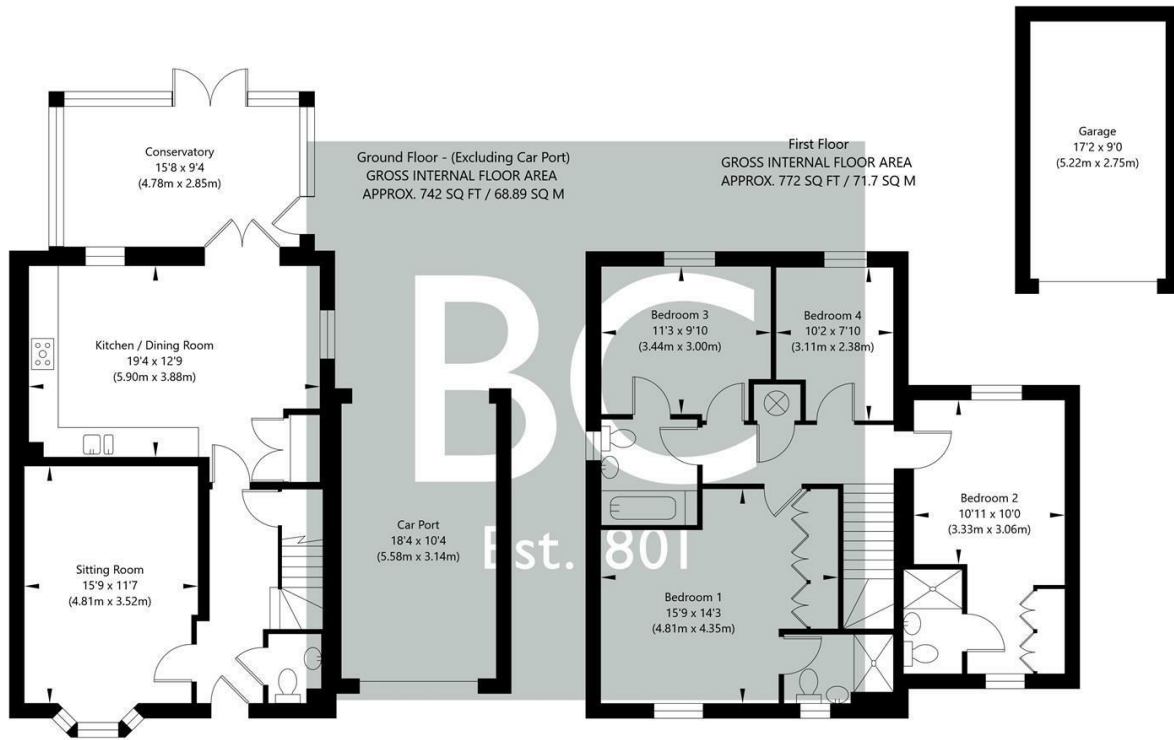
To the outside, attractive shrubs to front of the property, driveway with carport with electric roller door giving access to the DETACHED GARAGE, attractive rear garden with laid lawn and patio area, flower/shrubbery borders, various other trees and shrubs and fencing to the boundaries.

Services

Mains electricity, gas, water and drainage are connected.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1514 SQ FT / 140.59 SQ M - (Excluding Car Port & Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly By Appointment with the agents

COUNCIL TAX BAND

E

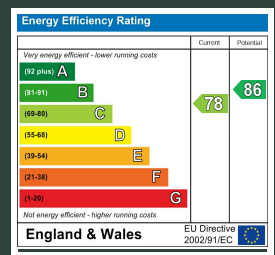
ENERGY PERFORMANCE RATING

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