



7 Derwent Road | Pickering, YO18 7UA

BoultonCooper

BC
Est. 1801



7 Derwent Road Pickering

Located to the north east edge of Pickering town centre this new development offers well designed and spacious homes. This detached property stands on a larger than average plot and offers well laid out accommodation beautifully presented together with delightful landscaped gardens to the rear.

The accommodation comprises, spacious entrance, kitchen diner, sitting room, snug/dining room, study, separate utility and cloakroom. To the first floor there is a master bedroom with ensuite and dressing area, a second good sized ensuite bedroom, 2 further bedrooms and luxury fitted family bathroom. The gardens to the rear are of good size with patio area, laid lawn and seating feature. Low maintenance planting to the front with block paved driveway to double garage.

Pickering is a thriving market town on the edge of the North York Moors National Park and offers a wide variety of shopping and recreational facilities.

Guide Price £520,000

Accommodation Comprises

Open Entrance Porch

Gives access to:

Entrance Door

Leading to:

Reception Hallway

With central heating radiator, understairs storage cupboard and stairs to first floor landing.

Cloakroom

With pedestal wash hand basin and tiled splash back, low flush w.c., central heating radiator, double glazed window to the front elevation.

Good sized Sitting Room

3.66m x 5.16m (12' x 16'11")

With double glazed french doors opening out onto the rear garden, two central heating radiators.

Spacious Dining Kitchen

6.50m x 4.39m (21'4" x 14'5")

Comprising 1 1/2 bowl drainer sink unit with mixer tap over, quartz work

surfaces, extensive range of wall and base units incorporating drawer compartments and deep pan drawers. Built in oven, five ring gas hob, extractor canopy over, built in fridge freezer and dishwasher. Spot lighting, two central heating radiators, large double glazed bay window incorporating french doors which leads to the rear garden. Spot lighting to ceiling, double glazed window to the rear elevation, additional cupboard and door to dining room and utility room.

Utility Room

With plumbing for automatic washing machine, wall and base units with splash backs.

Dining Room/Snug

3.53m x 2.54m (11'7" x 8'4")

With double glazed window to the front elevation, central heating radiator.

Study

3.66m x 2.16m (12' x 7'1")

With double glazed window to the front elevation and radiator.

Galleried Landing

Double built in cupboard, central heating radiator, access to roof space with loft ladder.



Master Bedroom

3.61m x 7.44m (11'10" x 24'5")

With central heating radiator, two double glazed windows to front and side elevations,

DRESSING AREA: Housing a range of wardrobes, some with mirror doors, central heating radiator and double glazed window to the rear elevation.

En suite

Double shower cubicle with shower unit, panelled bath, wash hand basin with cupboard below, low flush w.c., heated towel rail, double glazed window and partial wall tiling.

Bedroom Two

3.61m x 3.23m (11'10" x 10'7")

With wardrobes, central heating radiator, two double glazed windows to the rear elevation.

En suite

Comprising shower cubicle with shower unit, wash hand basin with cupboard below and tiled splash back, low flush w.c., chrome heated towel rail, extractor fan.

Bedroom Three

3.61m x 3.28m (11'10" x 10'9")

With double glazed window to the front elevation and central heating radiator.

Bedroom Four

2.95m x 3.33m (9'8" x 10'11")

With double glazed window to the front elevation and radiator.

Bathroom

Comprising panelled bath, shower cubicle with shower unit, wash hand basin with cupboards below, low flush w.c., heated towel rail, double glazed window, extractor fan.

Outside

Attractive front garden with large block paved driveway leading to double garage having part boarded ceiling and two up and over doors, light and power.

Landscaped rear garden with large patio area, laid lawn, flower/shrubbery borders together with various other trees and shrubs.

Attractive stone walling incorporating seating area and fire pit. Fencing to the boundaries and garden shed.

Services

Mains electricity, gas, water and drainage are connected.





VIEWING


Strictly by appointment with the agents.

COUNCIL TAX BAND

F

ENERGY PERFORMANCE RATING

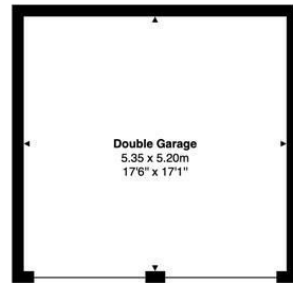
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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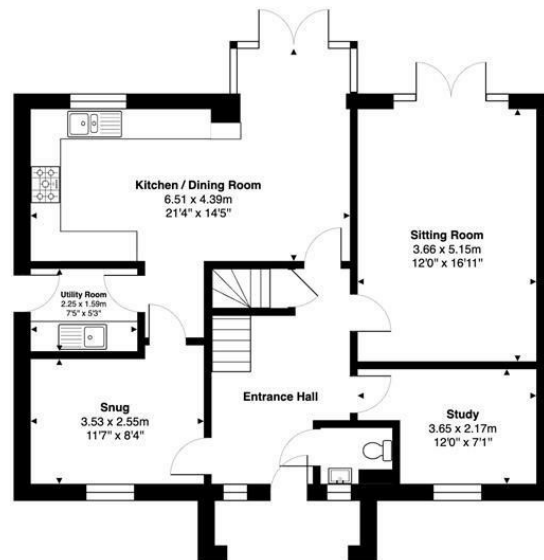


Gross Internal Area: 27.9 m² ... 300 ft²

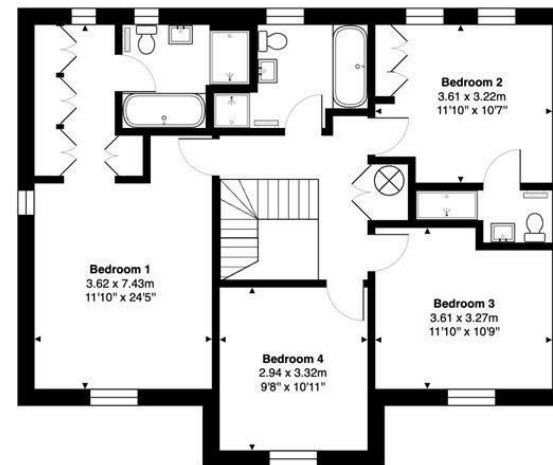


Gross Internal Area: 164.1 m² ... 1766 ft² (excluding double garage)

All measurements are approximated for display purposes only and should be independently verified
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Ground Floor
Gross Internal Area: 81.9 m² ... 882 ft²



First Floor
Gross Internal Area: 82.2 m² ... 885 ft²

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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