



Pickering Drive

Blackfordby

Offers Over £370,000



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Entrance and Approach

This attractive, large fronted family home with carport and separate garage is set back from the quiet, semi rural Pickering Drive in Blackfordby. With edged flowerbeds, either side of the entrance path and step. There is a sand stone paved path leading up to the front entrance with is a soft green composite door, gold furniture and small window fitted with privacy glass. There is also a security light on either side of this storm porch.

Entrance Hall

An attractive entrance hall fitted with radiator, plug sockets, thermostat for the heating and decorated in white with beech would laminate flooring which follows through the whole ground floor. This area leads off to the downstairs cloakroom, through to the kitchen Diner, into the living room and up the stairs to the first floor.

Cloakroom

5'9" x 3'4" (1.76 x 1.03)

With flooring followed through from the hallway, this room again is decorated freshly in white. With a radiator with thermostatic controls, a modern oval basin with chrome mixer tap and push plug along with a dual flush, wall mounted WC. You will also note decorative grey granite effect tiles behind the basin. This room has a built-in extractor fan.

Living Room

18'6" x 10'11" (5.65 x 3.35)

A large space taking up the depth of the property with a window looking out to the front and patio doors with windows side-by-side leading out into the garden. This room has also been freshly decorated in white with wooden laminate flooring following through from the hallway. There are two thermostatic controlled radiators multiple plug sockets, a pendant ceiling light, multiple TV points and aerials along with television wall mount and HDMI socket, electrical socket and Aerial.

Kitchen Diner

18'1" x 15'9" (5.53 x 4.81)

A fabulously bright and open space with two Velux windows over the dining area, along with two floor to ceiling, double windows and double patio doors leading out into the garden. The flooring from the hallway continues through into this area and there are multiple power sockets and aerial points along with two radiators with thermostatic controls, four pendulum lights and studio spotlights to a section of the kitchen. This room also houses under stairs storage again, comprising of electrical power points.

The kitchen section has high gloss wall and base units which also house an integrated Zanussi dishwasher along with a Zanussi fridge and freezer. There is a mid height AEG oven along with a built in mid height.

AEG microwave. You will also find a full chrome gas hob and chrome steel fitted extractor fan and a Blanco double chrome sink and drainer. The worktops in here are grey wood effect, very stylish and keeping with how modern the property is.

Utility Room

6'10" x 5'7" (2.09 x 1.71)

Leading off from the kitchen to the front of the property, you find a generous sized utility room with a window, looking out to the front of the property. There is also a radiator with thermostatic controls Ideal boiler and plumbing for one appliance and space for another. The consumer unit is also housed in the utility room along with having an extractor fan built-in.

Stairs and Landing

Stairs leading up to the first floor are carpeted in a high-quality cream carpet which flows through the whole of the upper floor with a white hand rail, chrome fittings and white banisters. There is a large and open landing space which also comprises of additional storage housing the water tank, multiple radiators, plug sockets, smoke detector, three pendulum lights and access into the loft.

Bedroom One

14'1" x 9'9" (4.31 x 2.98)

Located at the front of the property. This large double bedroom which would be suitable for a super king size bed has cream carpets to the floor which you will find throughout the whole first floor. There is a pendant light to the ceiling, multiple plug sockets, radiator under the window along with an aerial point. There's also a thermostat control in this room and double wardrobes with sliding, smoked glass doors.

Ensuite

9'9" x 6'7" (2.99 x 2.01)

Approached from Bedroom One, this ensuite shower room is located at the rear of the property decorated in half height grey tiles with the upper half painted white. There is also grey laminate wood affect flooring and spotlights to the ceiling. This shower room consist of a double shower cubicle, large hand basin with chrome mixer tap, a dual flush wall mounted WC, double window fitted with privacy glass, shaving sockets and radiator.

Bedroom Two

11'1" x 10'5" (3.40 x 3.20)

Located at the rear of the property, another generous double bedroom with a window looking out over the garden and fitted with a blind. To the ceiling, you have a modern light with fan. There are two double wardrobes fitted with high gloss doors and chrome twisted bar handles.

There are multiple plug sockets and a radiator. This room, like the others has a cream carpet to the floor and has been decorated in white with an olive green feature wall.

Bedroom Three

9'10" x 8'7" (3.02 x 2.64)

Another double bedroom and this one is located at the front of the property with matching cream carpets to the rest of the first floor. Radiator with thermostatic controls, multiple plug sockets, pendulum light and decorated in white with a teal feature wall. There is also shelving with a hanging rail fixed to one wall

Bedroom Four

10'11" x 9'10" (3.35 x 3.02)

Although this is the smallest of the bedrooms, it is still a comfortable double located at the front of the property. Decorated freshly in white with cream carpets to the floor and modern fan ceiling light. This room also has multiple plug sockets along with thermostatic control radiator.

Family Bathroom

9'10" x 6'7" (3.02 x 2.01)

This large family bathroom is located at the rear of the property and comprises of a full sized bath, separate shower cubicle, dual flush, wall mounted WC and oval basin with chrome mixer tap. This room has been tiled to half height in grey with the upper half painted white. There is a built in extractor fan, radiator and window fitted with privacy glass.

Rear Garden

Beautifully private rear garden which is not over looked and faces south east. With access to the carport and garage via a wooden gate. There is a large lawned area and patio

Local Authority and Council Tax Band

NWLDC

Band E

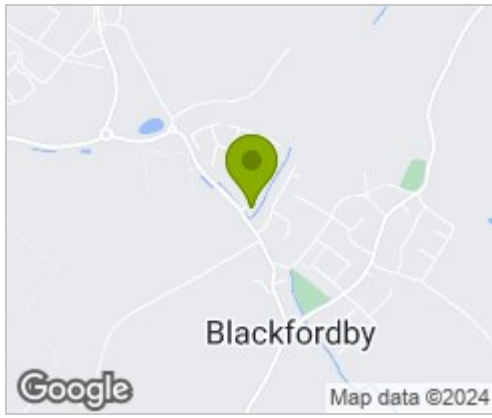
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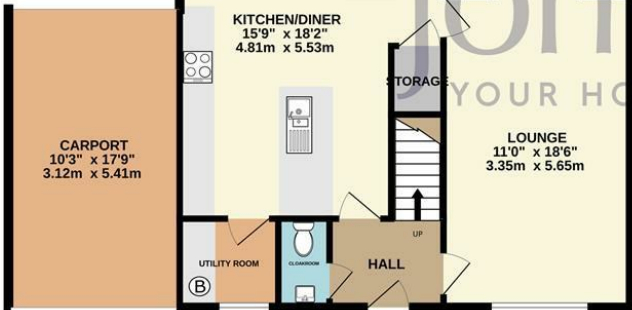
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR
1679 sq.ft. (156.0 sq.m.) approx.

1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 2382 sq.ft. (221.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: E. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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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