



## Pickerings Avenue

Measham

Offers Over £365,000



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EPC B





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Offers Over £365,000



Tenure  
Freehold

## Accommodation Details

### External and Approach

Four bedroom detached house located on the outskirts of Measham on the quiet and sort after Pickering Avenue. Set back from the road this property has a generous lawned area with a maturing ash tree which is maintained by the local authority. There is a Dropped curb which allows for parking on the driveway to the side of the house for three vehicles and additional space in the garage. The driveway is tarmac with the attractive brick edging and leads up a sandstone path with gravel edging to the green composite front door.

### Entrance Hall, Stairs and Landing

As you enter this welcoming and bright entrance hall, you will find to the floor a built-in mat with grey marble effect tiles that leads through to the kitchen. The entrance hall also houses the stairway to the first floor which is carpeted in a blue and green tartan with white banisters. The entrance hall leads off to the living room, cloakroom, storage and through to the open plan kitchen, dining, living areas. The entrance hall is currently decorated in an attractive green with a single decorative ceiling light, with multiple plug sockets and radiator.

An attractive landing leading off to 4 bedrooms, family bathroom, and two storage cupboards. With the green following up from the entrance hall, you also find the tartan carpet continuation along with access into the loft space.

### Cloakroom

4'9" x 3'4" (1.46 x 1.02)

The cloakroom is located at the front of the property and comprises of a dual flush WC and vanity mounted hand basin with mixer tap. The flooring from the entrance hall leads through to this area and you will also find it has been decorated to half height in white tiles with blue edging. There is a thermostatic controlled radiator, built-in extractor fan, studio lights fitted to the ceiling and a wall mounted frameless mirror.

### Kitchen

17'11" x 10'0" (5.48 x 3.07)

Extremely bright space located at the rear of the property with the flow from the hallway with the floor continuation. This room has ample wall and base units in white high gloss with silver bar handles along with a contrasting central worktop and island in grey high gloss. The worktops throughout are a butcher block high-quality wood. The kitchen comprises of a six burner gas hob along with chrome wall mounted extractor fan. There is plumbing for a dishwasher along with space for a tall fridge freezer. Built in you also have a double oven and grill. This room has been decorated to half height in grey tiles with red accent colours.

### Utility Room

7'0" x 6'8" (2.15 x 2.05)

Located at the front of the property, another bright room with a large window

and a door leading onto the driveway with glass panels. The flooring continues through to this area and has been decorated in neutral tones with white high gloss base unit and grey granite effect worktop with chrome sink and drainer along with a swan neck chrome mixer tap. The gas boiler is also housed in the utility room and manufactured by Ideal. The utility room gives plenty of space and plumbing for two appliances as well as having multiple plug sockets and a wall mounted thermostatic controlled radiator. The electrical consumer unit is also located in this room and there is a built-in extractor fan along with single pendant ceiling lights.

### Dining Area

12'3" x 7'5" (3.74 x 2.28)

This space has been opened up by the current vendors and as you come into this room you realise why.

With impressive bi folding doors looking out over the rear garden this is a lovely sunny spot. Decorated in neutral tones with the flooring following through from the kitchen this room lends itself well to allow for six seater table.

### Living Room

15'9" x 12'3" (4.81 x 3.74)

Separated from the dining area by the change of flooring.

The living room is carpeted in a soft grey and decorated neutrally with a lovely bay window looking out to the front of the property. This room also has a wall mounted thermostatic controlled radiator along with two decorative ceiling lights And multiple plug sockets. You will also find the TV aerial points along with a telephone socket.

### Bedroom One

11'4" x 10'5" (3.47 x 3.20)

At the rear of the property is a comfortable bedroom easily fitting a super king size bed. With an attractive window looking out over the rear garden this room also has a ceiling mounted light and fan along with built-in double wardrobes. Currently decorated in a soft grey and white with grey carpets to the floor along with multiple plug sockets and a wall mounted thermostatic controlled radiator.

### Bedroom One Ensuite

6'9" x 4'10" (2.08 x 1.48)

This ensuite shower room comprises of a double shower cubicle with glass sliding doors and tiled in white and blue. There is also a dual flush WC along with a white hand basin with chrome mixer tap. This ensuite also benefits from a tall, wall mounted, chrome heated towel rail with thermostatic controls along with a window fitted with privacy glass looking out over the rear garden . Also in situ is a double shaving socket along with wall mounted glass shelving to the floor you have white and grey marble effect tiles.

Tel: 01530 271313

#### Bedroom Two

13'8" x 11'11" (4.18 x 3.65)

Located at the front of the property, we again have a large double bedroom currently decorated in white and burnt orange with a triple fitted wardrobe and modern ceiling light with fan. There is a window looking out over the front of the property along with a wall mounted thermostatic controlled radiator and multiple plug sockets to the floor you will find a cream carpets

#### Bedroom Three

10'9" x 10'3" (3.28 x 3.14)

At the front of the property this L shaped bedroom is a generous double bedroom allowing for views over the front lawn. With multiple plug sockets this room has been decorated in white and blue with a wall mounted thermostatic controlled radiator and to the ceiling we have another light fitting with fan.

#### Bedroom Four

10'8" x 9'3" (3.26 x 2.83)

Located at the rear of the property we have another L shaped bed room currently decorated in white with grey carpets to the floor. With views over the rear garden, there is also a single pendant ceiling lights along with a wall mounted thermostatic controlled radiator and multiple plug sockets,

#### Family Bathroom

10'5" x 6'6" (3.18 x 2)

A fabulous four piece family bathroom comprising of a full sized bath with chrome mixer taps, dual flush WC, wall mounted hand basin with chrome mixer tap and double shower cubicle with glass sliding doors. This room has been decorated in yellow with wood affect laminate flooring and a

window looking out to the front aspect. This room also benefits from a white wall mounted heated towel rail with thermostatic controls and built-in extractor fan.

#### Rear Garden

This fabulous sun trap located at the back of the property and south west facing allows plenty of space for entertaining and enjoying the peace. With a large decked area allowing plenty of space for garden furniture and leading on to an attractive and well-maintained lawn with edged bedding plants. To the left-hand side you will find a gravelled area and paved pathway which leads through a wooden gate onto the drive giving access also into the garage.

#### Postcode For Sat Navs

DE12 7SB

#### Local Authority And Council Tax Band

NWLDC

Band D

#### Out Of Hours Contact Arrangements

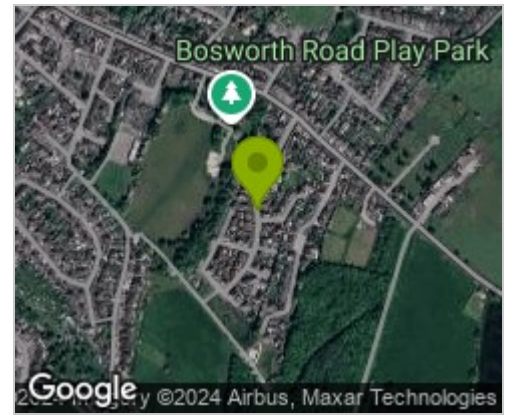
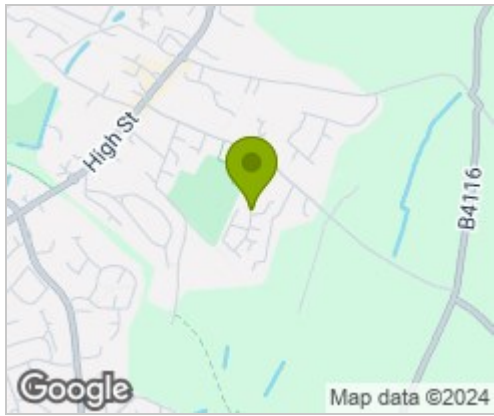
You can email us via our website, or you can 'Live Chat' via our website 24/7

#### Property To Sell?

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.

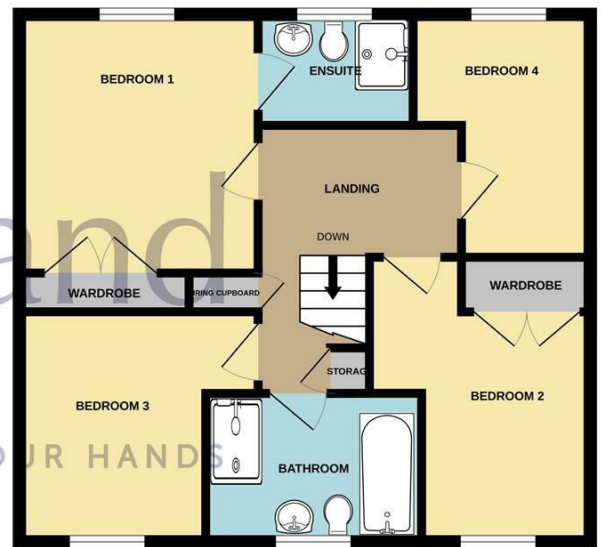






GROUND FLOOR

1ST FLOOR



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**Council Tax band: D. 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) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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