



## 1 Aspen Close , YO18 8TJ

Price Guide £350,000



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A stunning link detached property tucked away in a quiet residential area of Pickering. This lovely home offers versatile living and benefits from a newly bespoke fitted kitchen and ground floor shower room with utility. The layout of the property offers a welcoming entrance hall with sitting room to the front aspect, a ground floor utility with shower room and WC, a newly fitted open plan kitchen diner leading through to the conservatory and a ground floor bedroom or further reception room if required. To the first floor there is a very spacious landing/snug area with two excellent sized bedrooms and a further shower room. Externally there is a well stocked enclosed rear garden to the front and rear with driveway parking and a single garage. A fantastic property in a sought after position.

- LINK DETACHED FAMILY HOME
- PRIVATE ENCLOSED GARDEN
- TWO SHOWER ROOMS, GROUND FLOOR WC AND UTILITY
- OFF-STREET PARKING
- THREE FANTASTIC SIZED BEDROOMS (one ground floor)
- STUNNING FITTED KITCHEN DINER
- GARAGE
- TUCKED AWAY IN A CUL-DE-SAC LOCATION
- CONSERVATORY

## Entrance Hall

Turned staircase to the first floor with understairs cupboard, window to the side aspect, radiator and composite door.

## Kitchen/Diner

UPVC doors to the conservatory, modern fitted kitchen with breakfast island, integrated appliances, dining area, TV point, extractor hood, induction Neff hob and oven, ceramic sink unit and window to the side aspect.

## Sitting Room

UPVC window to the front aspect, two radiators, coving to ceiling, wood effect flooring, electric fire with feature surround.

## Conservatory

The conservatory has a south and west facing overlook of the garden, bricked base with UPVC windows, tiled floor, electric consort wall heater and doors to the garden.

## Study/Bedroom

UPCV window to the rear aspect, radiator and fitted wardrobes.

## Ground Floor Shower Room/Utility

Large built in shower unit, wash basin, splashback, radiator, low level WC. Utility area with plumbing and window.

## First Floor Landing/ Study area

Velux window and radiator. Space for a sitting area or office space.

## Bedroom One

Radiator, window to the front aspect and Velux window. Range of fitted wardrobes.

## Bedroom Two

Sloping ceiling with Velux window and radiator.

## Shower Room

Dormer window to the front aspect, large shower

cubicle, laminate wall surface, wash basin with vanity unit and storage, low flush WC, radiator and wall mirror. Boxed in gas boiler.

### Exterior

To the rear is a south and west facing garden. The garden has beautiful landscapes with enclosed timber borders, lawn area, stone terrace for sitting out and raised flower beds.

To the front of the property there is forecourt with shrubs, rosebeds and pergola. Tarmac drive leading to;

### Garage

Single garage with up and over door, lighting and power supply, loft storage and personnel door.

### Pickering

Pickering is a bustling and vibrant market town set on the edge of the North York Moors, and home to the North Yorkshire Moors Railway Station. This town offers plenty of shops and local amenities, as well as having a good primary and secondary schools. Situated between Scarborough, Whitby, Helmsley and a 20 minute drive to the nearby market town of Malton, which offers fantastic transport links for commuters to York, Leeds and London via rail and bus links.



## Road Map



## Hybrid Map



## Terrain Map



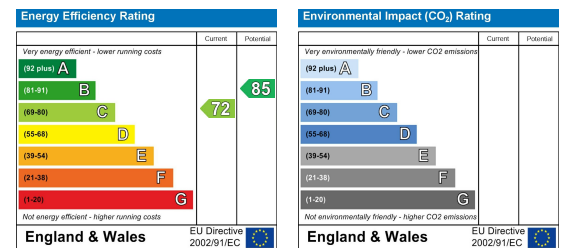
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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