



Adam Hymas

BESPOKE PROPERTY

AGENCY



● 28 Derwent Road, Pickering, Yorkshire, YO18 7UB ●

Property Description

Bespoke Property Agency welcomes to the market this beautifully presented, stone-built four-bedroom detached family home, located on a highly sought-after development in Pickering.

The property has been built by David Wilson Homes a developer known for their high specification and quality finishing.

Head into the property you'll find a well-lit, dual aspect sitting room with its own set of French doors leading into the rear garden.

A custom open-plan kitchen diner with high-quality shaker units and built-in appliances with an additional set of French doors to the rear garden.

The ground floor also benefits from a study which could be used as a second lounge or children's playroom, a cloakroom, and a utility room fitted with matching wall and base units.

On the first floor, you will find a master bedroom with fitted wardrobes and an en-suite bathroom.

The remaining three additional bedrooms are all double sized with space for wardrobes and dressing tables.

The family bathroom has a separate bath and shower cubicle, w/c, wash hand basin and spotlights throughout.

The exterior to the rear boasts a spacious enclosed garden with stone-built walls, a mature grass lawn, a paved patio seating area and gated access to the rear driveway.

The property has a block paved driveway that leads to a single garage space.

The property is a corner plot which benefits from picturesque views of the green spaces and Pickering town.

Finally the home benefits from a remaining 8 years and 10 months of NHBC warranty and 10 months of David Wilson home warranty (as of the date of listing).



TEL: 01653 524181

WHATSAPP: 07470061481

ENQUIRIES@BESKOPEPROPERTYAGENCY.CO.UK

WWW.BESPOKEPROPERTYAGENCY.CO.UK

Four double bedrooms (Master with en-suite)

Stone-built detached property

Located on the popular David Wilson development

Detached garage to the rear

Excellent corner plot with views over the green



Location

28 Derwent Road, Pickering, Yorkshire, YO18 7UB

Pickering is a historic market town that offers a wide array of amenities and is renowned for the North York Moors Railway. The town is situated close to the North York Moors National Park and Dalby Forest, making them easily reachable by car.

Additionally, Pickering provides an easy commute to York and the seaside destinations of Scarborough and Whitby.



TEL: 01653 524181

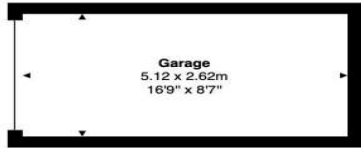
WHATSAPP: 07470061481

ENQUIRIES@BESKOPEPROPERTYAGENCY.CO.UK

WWW.BESPOKEPROPERTYAGENCY.CO.UK



28 Derwent Road, Pickering, YO18 7UB

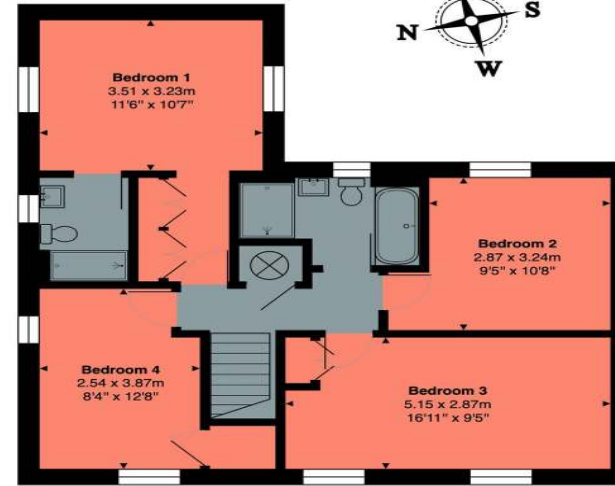


Gross Internal Area: 137.5 m² ... 1480 ft² (excluding garage)

All measurements are approximated for display purposes only and should be independently verified
Copyright © 2024 Matt Hillier Photographer
www.matthillier.co.uk



Ground Floor
Gross Internal Area: 69.2 m² ... 744 ft²



First Floor
Gross Internal Area: 68.3 m² ... 735 ft²

Entrance Hall
Door to front aspect, carpet floors, radiator, fitted storage cupboards

Downstairs W/C
W/C, radiator, wash hand basin, window to side aspect, vinyl flooring, spotlights, radiator

Study
2.47 x 2.42 m
Window to front aspect, radiator, could be used as an office, second lounge space or playroom.

Lounge
4.90 x 3.55 m
Spacious lounge, window to rear aspect, window to side aspect, french door to rear garden, Tv point,

Kitchen/Diner
6.16 x 3.77 m
High specification kitchen, shaker wall and base units in dark blue, spotlights, integrated dishwasher, fridge freezer, double oven, wine fridge, extractor hood, 5 ring gas hob, log boiler house in matching cupboard space, sink drainer, vinyl flooring, stunning cornice, LED lights in the kick boards, radiator, space for dining table, bay window to front aspect, open plan kitchen diner

Utility Room
1.69 x 1.75 m
Matching shaker wall and base units in dark blue, plumbing for washing machine, space for separate tumble dryer, sink drainer, spotlights, door to rear garden

Landing
Carpet floors, radiator, loft hatch access, airing cupboard, hot water tank in cupboard

Bedroom One (Master)
3.23 x 3.51 m
Double in size, x2 windows to side aspect, carpet flooring, fitted wardrobes (space measured at approximately 0.96m x 2.21m), Tv point, en-suite bathroom.

Bedroom Two
3.24 x 2.87 m
Double in size, window to rear aspect, carpet flooring, radiator

Bedroom Three
5.15 x 2.81 m
Double in Size, x2 windows to front aspect, radiator, carpet flooring, space for dressing table, built-in wardrobe.

Bedroom Four
2.54 x 3.87 m (maximum)
Double in Size, x2 windows to front aspect, radiator, carpet flooring, space for dressing table, built-in wardrobe.

Family Bathroom
Separate shower cubicle, W/C, Wash hand basin, bath, tiled wall, vinyl flooring, spotlights, window to rear aspect

Garage
5.12 x 2.62 m
Single Garage space, up and over door, light and power.

Rear Garden
Grass Lawn, stone-built retaining walls, paved patio seating area, tiered steps to rear garden, double external sockets, external water tap

Front of property
Grass lawn boundary, flower bed planters, stone-built property, steps to the front of property.

Parking
Block paved driveway leading to rear garage.



Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



No statement or representation of fact, whether in written or verbal form and whether or not contained in these particulars ("Information"), should be relied upon as a description or indication of the property or its value. Bespoke Property Agency and the seller have no authority to make any representations, and any Information provided is entirely without responsibility on their part. Photographs (including artists' impressions) depict specific areas of the property at the time of capture. All areas, measurements, or distances provided are approximate. Any mention of alterations or usage of any part of the property is not a confirmation of obtaining necessary planning, building regulations, or other consents. Verification of such matters is the responsibility of any intending buyer. It is the buyer's responsibility to ensure the accuracy of any Information provided, either through inspection or other means.



TEL: 01653 524181

WHATSAPP: 07470061481

EMAIL: enquiries@beskopepropertyagency.co.uk



Adam Hymas

BESPOKE PROPERTY

AGENCY