



Woodside View, Picton, TS15 0AE

Guide Price £270,000



Woodside View, Picton, TS15 0AE

Welcome to Woodside View – a blank canvas where you will be able to unleash your creative flair and transform the rooms into spaces you'll love. Here you will find a light and bright four bedroomed home, with no onward chain, that has been well cared for over the years. The country views are stunning and allow you to enjoy the changing seasons from every main room. Woodside View is ideal for a variety of buyers – families, professionals or retirees, who are looking for a rarely available slice of the countryside, with amazing views.

Picton itself is a small idyllic village, surrounded by rolling fields and yet close to Yarm.

Entrance porch

So useful for muddy boots and wet coats. Courtesy door into the garage. Door through to:

Living Room

A very spacious and bright room with window to the front providing a countryside view, built in log burner fire, staircase to the first floor and opening into:

Dining Room

A delightful and versatile room with wide French doors, with glazed side panels, opening onto the west facing patio and looking across the rear garden to the fields beyond. This is a perfect indoor/outdoor room. Door to:

Kitchen Breakfast Room

Flooded with light from two windows overlooking the rear garden, and extremely spacious. This very well planned room has an extensive range of wall, base, drawer and tall units. Also featuring: contemporary tall radiator, built in oven and hob, free standing dishwasher, integrated fridge/freezer, tv point, space for a good sized table and four chairs. This room flows seamlessly into:





Conservatory

Another lovely room, designed for an early morning cuppa and to enjoy the outside even when it's raining. With a quarry tiled floor and heaters to keep you warm on cooler days and with the added benefit Anglian Windows with heat reflecting glass which prevents too much heat coming in and minimising losses in the winter. A door leads from here to an east facing patio, perfect for the morning sun. A door also leads to:

Cloakroom/wc

With window to the rear and built-in storage.

First Floor

Window on the stairs and a good sized landing, with doors leading to all of the light-filled rooms:

Master Bedroom

Wide window to the front with countryside views.

Bedroom 2

Wide window to the rear looking out across fields. Generously fitted with wardrobes, high level cupboard and dressing counter.

Bedroom 3

Wide window to the rear with panoramic views. Fitted wardrobe.



Bedroom 4

Currently a dressing room, adding a real touch of luxury, with wall to wall fitted wardrobes, also built-in cupboard. This room is a very inviting space and could equally be a home office, hobby room or, without the wardrobes, a single bedroom.

Shower Room

A good sized, fully tiled room with window to the rear, fitted base and tall units, wash hand basin set in a wide counter top, corner shower and low level wc.

Externally

Front Garden

A good sized front garden, which includes a block paved drive with parking for several cars, lawn and mature shrubs. Oil tank for the central heating is located behind a screen.

Garage

With electric roller door, window, oil fired central heating boiler, electric power, plumbing for washing machine and convenient courtesy door to the porch.

Rear Garden

West facing and beautifully designed with large patio providing spaces for outside dining, seating areas and sunbathing. Shaped lawn - providing a good space for play, along with mature trees, shrubs and a really good greenhouse – an added touch of bliss for the keen gardener.





www.kathrynbarrestateagents.co.uk

Holme Lane, Seamer
North Yorkshire, TS9 5LL

PRS Property
Redress
Scheme

Kathryn Barr Estate Agents Ltd, Company number 16225259 is registered in England at office Holme Lane, Seamer, North Yorkshire TS9 5LL
Member of Property Redress Scheme, membership number PRS050432

Tel: 01642 798707
kathryn@kathrynbarrestateagents.co.uk