

BAG END, 40 GREBE WAY PICKERING



An especially well situated modern family home with generous grounds and open views to the south, located within a sought after development on the southern edge of Pickering.

Over 1,700 ft² in total: Entrance Hall – Cloakroom – Dining Room - Sitting Room – Conservatory
Breakfast Kitchen with separate utility.

Master bedroom with en-suite shower room

Three further bedrooms and house bathroom

Set within a generous plot with garden to three sides

Double garage and ample driveway parking for up to 6 vehicles.

GUIDE PRICE £420,000

Located on the southern edge of the popular Kingfisher Drive development, Number 40 Grebe Way was the final property to be built and occupies an exceptionally large plot and benefits from a lovely position with open views to the south. There is an unusually large amount of parking, with tarmac driveway and undercover parking for a caravan or motorhome.

The accommodation has been well cared for throughout and has a B/82 EPC score, making it especially efficient to run. The property is well insulated and benefits from solar panels which provide a healthy annual RHI and contribute towards the electric usage in the house.

In all the accommodation amounts to 1,767 square feet in total and briefly comprises. Entrance hall with cloakroom and front facing dining room/study. To the rear is the dining kitchen with fitted units and a separate utility room. Large sitting room and adjoining conservatory with double doors opening out to the garden. Upstairs is a large master bedroom with en-suite shower room, and three further bedrooms (all of which are double rooms) and the main house bathroom.



Number 40 is situated in a tucked away position at the far end of Grebe Way and sits on a large plot with garden and grounds to three sides. There is a large integral double garage and plenty of parking on the driveway to the front.

Pickering is a busy market town on the southern boundary of the North York Moors National Park and some 25 miles north of the city of York. Kingfisher Drive offers easy access to a wide range of amenities, including primary school, surgery, library, sports centre and swimming pool. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door. Laminate floor. Radiator. Stairs to the First Floor. Fitted coats cupboard. Coving.

DINING ROOM

4.35 m (14'3") x 2.82 m (9'3")

Casement window to the front. Radiator. Coving. Laminate floor. Telephone point.



CLOAKROOM

1.68 m (5'6") x 1.00 m (3'3")

Low flush WC. Pedestal wash hand basin. Extractor fan. Radiator.

DINING KITCHEN

4.44 m (14'7") x 3.66 m (12'0")

Range of base and wall units incorporating one and a half bowl stainless steel sink unit. Integrated NEFF double oven. 4 ring AEG gas hob with extractor overhead. Integrated fridge freezer. Integrated dishwasher. French doors outside. Casement window to the rear.



UTILITY ROOM

1.87 m 96'2") x 1.68 m (5'6")

Base and wall units. Door to the side. Laminate floor. Radiator. Washing machine point. Greenstar gas fired central heating boiler. Extractor fan.

SITTING ROOM

4.97 m (16'1") x 4.41 m (14'6")

Square bay window to the rear with doors opening out into the conservatory. Coving. Radiator. Television point. Gas fire.



CONSERVATORY

4.00 m (13'1") x 3.80 m (12'6")

Radiator. Pitched glazed roof. Double doors to the garden.



FIRST FLOOR

Casement window to the side. Radiator. Loft inspection hatch. Airing cupboard housing hot water cylinder.

MASTER BEDROOM

5.00 m (16'5") x 4.00 (13'1")

Casement window to the front. Radiator. Range of fitted wardrobes. Television point.



EN-SUITE SHOWER ROOM

3.00 m (9'10") x 1.54 m (5'1") max

Walk-in shower cubicle. Pedestal wash hand basin. Low flush WC. Casement window to the front. Extractor fan. Recessed ceiling lights. Radiator. Laminate floor.



BEDROOM TWO

5.00 m (16'5") x 2.84 m (9'4")

Pair of windows to the rear. Radiator. Television point. Loft inspection hatch.

BEDROOM THREE

3.30 m (10'10") x 3.00 m (9'10")

Casement window to the rear. Radiator.



BEDROOM FOUR

3.70 m (12'2") x 2.63 m (8'8")

Casement window to the front. Radiator. Range of fitted wardrobes.



BATHROOM

3.70 m (12'2") x 1.70 m (5'7")

Bath with tiled surround. Walk in shower cubicle with shower overhead. Wash hand basin Low flush WC. Casement window to the side. Extractor fan. Radiator. Recessed lights.



OUTSIDE

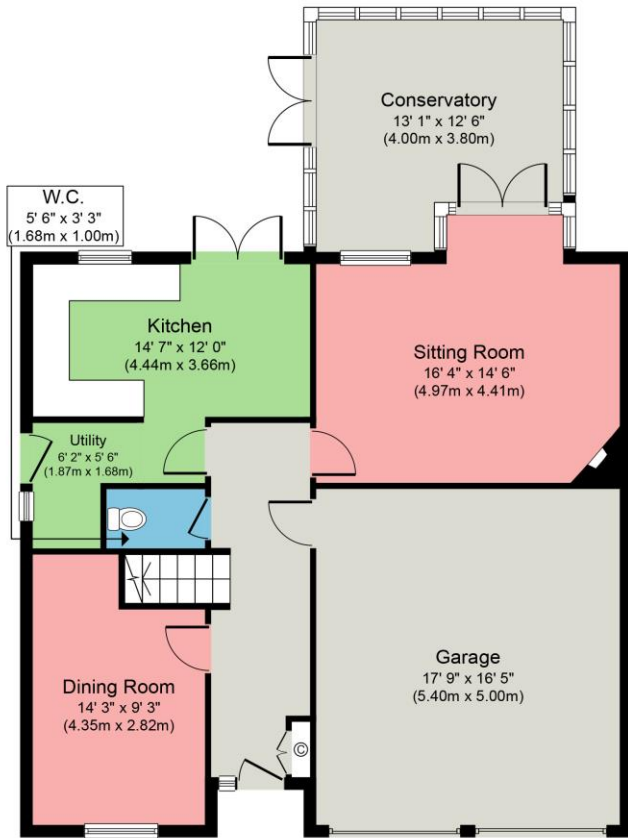
The house faces east to west and has gardens which wrap around the house to three sides, with the vast majority being south facing and with a lovely open outlook over farmland. The garden has been carefully landscaped by the owners, creating separate areas to the grounds. To the immediate rear is a gravelled area, ideal as a sitting out area and well suited to container gardening, A long strip of lawn runs along the southern boundary, planted with shrubs and trees providing lots of screening making it a private area. To the front is a large tarmac driveway which provides ample parking space, as well as a separate area of covered parking, ideally suited to house a caravan or motor home. There is an electric car charge point, outside water and electric sockets. Two timber framed garden sheds provide handy garden sheds.



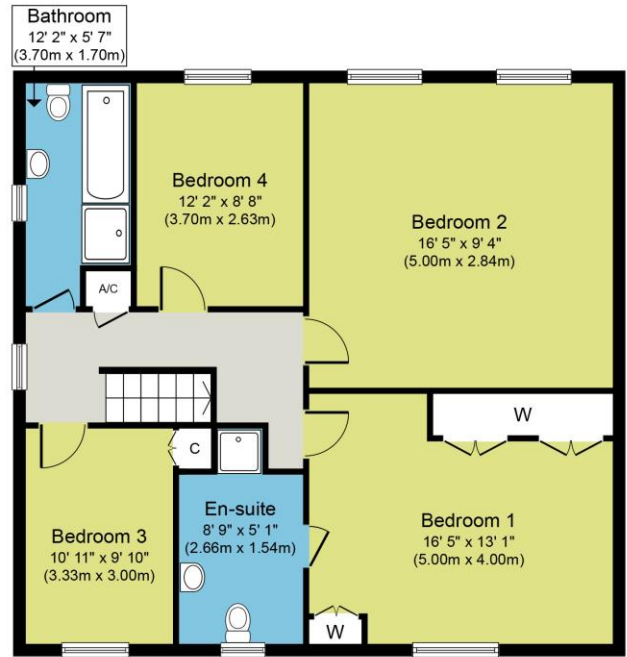
INTEGRAL DOUBLE GARAGE

5.40 m (17'9") x 5.00 m (16'5")

Pair of double up and over garage doors. Electric light and power.



Ground Floor
Approximate Floor Area
1,108 sq. ft.
(103.0 sq. m.)



First Floor
Approximate Floor Area
949 sq. ft.
(88.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity.
 Tenure: We understand that the property is freehold with vacant possession upon completion.
 Council Tax: E
 Post Code: YO18 8TL
 EPC score: B/82

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

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