

11 DERWENT ROAD PICKERING



A contemporary family home, finished to a high standard throughout and located within a sought after development on the fringes of this popular market town.

1,500 ft² in total: Entrance Hall – Sitting Room – Snug/Study - Dining Kitchen with doors out onto the garden – Utility Room - Cloakroom.

Master bedroom with en-suite shower room

Three further bedrooms and house bathroom

Attractively landscaped rear garden

Single garage and driveway parking

GUIDE PRICE £465,000

Built in 2021 as part of the Heather Croft development by David Wilson Homes, 11 Derwent Road comprises a detached four bedroom house which occupies an attractive south facing position, with a front view looking across the town towards the Wolds in the distance. Finished to a good standard though, the current owners have further enhanced the property with high specification flooring and carpet, stylish décor and a landscaped garden to the rear. The result being a high quality family home which benefits from a high level of energy efficiency, scoring a high B in the EPC scoring; making it exceptionally economical to run.

The accommodation amounts to 1,500 square feet in total and briefly comprises. Entrance hall with cloakroom. A pair of front facing reception rooms, comprising sitting room with bay window and a separate study or snug. To the rear lies a large, airy dining kitchen with a stylish range of fitted units, high specification appliances and doors which open out onto the sheltered rear garden. A separate utility room lies to the side, with a door out to the garden. Upstairs is a large master bedroom with en-suite shower room, three further bedrooms (two of which are double rooms) and main house bathroom.



The property occupies a pleasant position within the development, with a newly landscaped garden to its rear. with lawn, raised borders and pebbled terrace seating area. To the side is a paved driveway leading to the single garage. Outstanding balance of the structural building guarantee.

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. Heather Croft 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 with window light over. Karndean flooring. Half panelled walls. Stairs to the First Floor.



SITTING ROOM

6.00 m (17'10") X 3.71 m (12'2")

Bay window to the front elevation. Radiator. Television point.



STUDY/SNUG

2.87 m (9'5") x 2.35 m (7'9")

Casement window to the front. Radiator.

CLOAKROOM

1.60 m (5'3") x 1.40 m (4'7")

Low flush WC. Pedestal wash hand basin. Radiator. Casement window to the side. Understairs fitted cupboard. Electric fuses. Recessed ceiling lights. Karndean flooring.

UTILITY ROOM

2.52 m (8'3") x 1.56 m (5'1")

Fitted base and wall unit incorporating stainless steel sink unit. Logic gas fired central heating boiler. Automatic washing machine point. Tumble drier point. Karndean flooring. Radiator. Recessed lighting. Half glazed door out to the garden. Extractor fan

KITCHEN

6.14 m (20'2"0 x 4.70 m (15'5")

Range of white gloss base and units with Corian worktops incorporating one and a half bowl stainless steel sink unit with inset drainer. Integrated AEG double oven. AEG five burner gas hob with chrome extractor fan overhead. Integrated dishwasher. Integrated fridge freezer. Radiator. Recessed lighting, window to the rear. Bay window to the rear with French windows opening out onto the rear. Television point. Karndean style wood effect flooring.



FIRST FLOOR

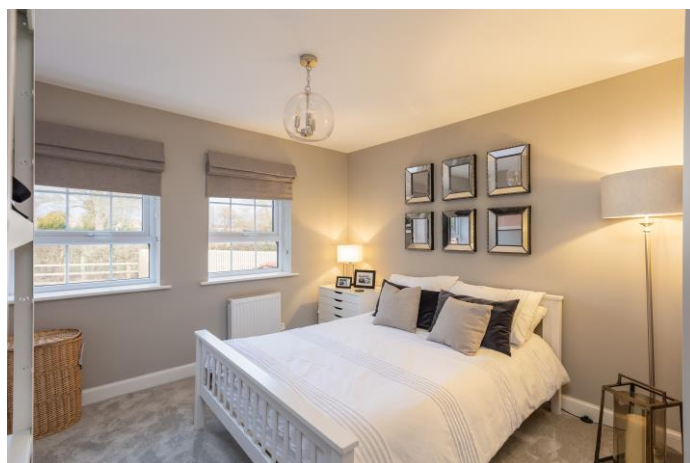
LANDING

Casement window to the side. Loft inspection hatch.

MASTER BEDROOM

4.11 m (13'6") x 3.72 m (12'2")

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



EN-SUITE SHOWER ROOM

2.18 m (7'2") x 1.37 m (4'6")

Fully tiled walk in shower cubicle. Low flush WC. Wash hand basin Radiator. Tiled walls and floor. Extractor fan.



BEDROOM FOUR

3.12 m (10'3") x 2.30 m (7'7")

Casement window to the rear. Radiator. Television point.

HOUSE BATHROOM

2.60 m (8'6") x 2.32 m (7'7")

Bath with tiled surround. Fully tiled walk in shower cubicle. Low flush WC. Wash hand basin. Radiator. Tiled walls and floor. Extractor fan.

BEDROOM TWO

3.84 m (12'7") x 3.16 m (10'4")

Pair of casement windows to the rear. Radiator. Fitted wardrobes. Television point.

BEDROOM THREE

4.00 m (13'1") x 2.85 m (9'4")

Pair of casement windows to the front Radiator. Television point.

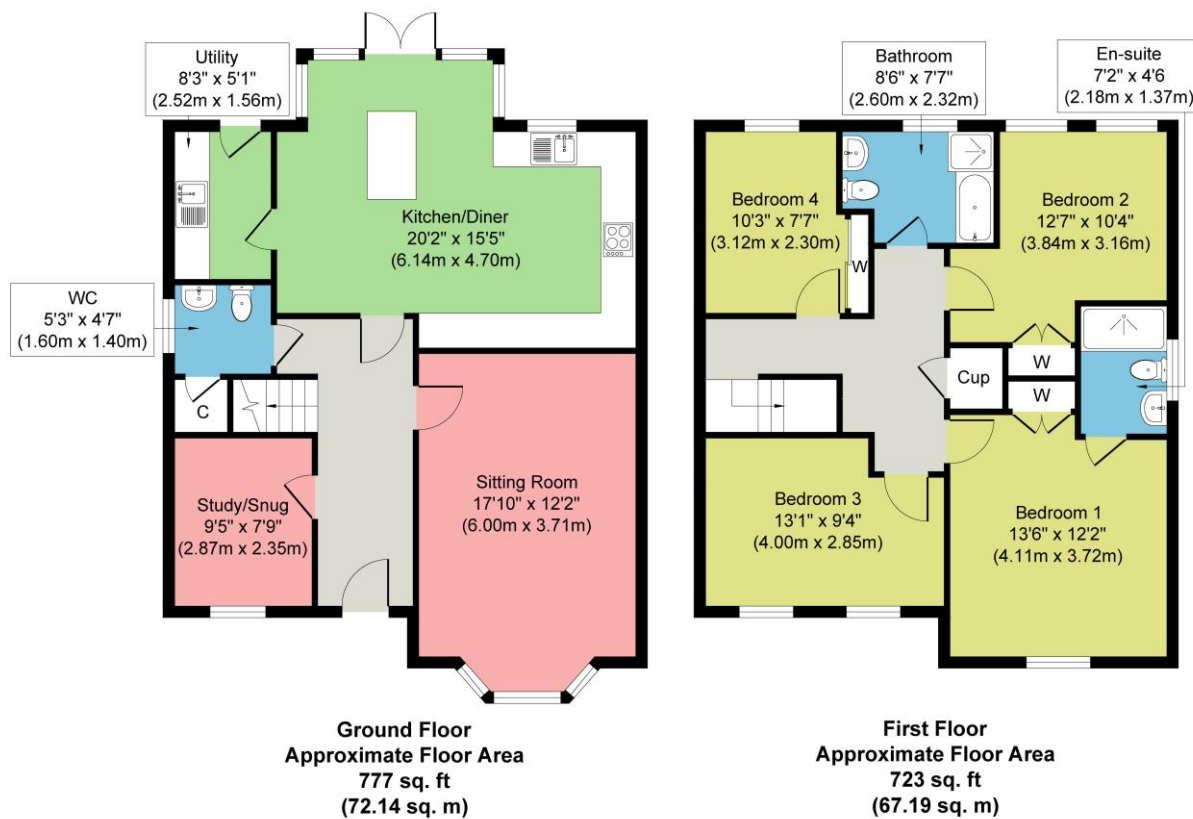


OUTSIDE

11 Derwent Road sits at the northern edge of the development and enjoys a sunny, south facing aspect with a neat, lawned front garden and driveway to the side leading to the brick built single garage.

To the rear the garden has been recently landscaped with raised borders, planted up with shrubs and perennials. To the immediate rear is a pebbled terrace area which gives way to the lawn beyond. Outside water supply.





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.
Copyright V360 Ltd 2023 | www.houseviz.com

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 7UA
EPC score: B/85

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.

C025 Printed by Ravensworth 01670 713330