

4 SWAINSEA DRIVE PICKERING



A deceptively spacious detached bungalow with mature grounds, located within a popular residential area on the western edge of the town

1,128 square feet of accommodation in need of some gentle cosmetic updating.
Entrance Hall – Kitchen – Dining Room – Sitting Room - Conservatory
Master bedroom with en-suite bathroom – further double bedroom – Shower Room.
Good sized garden and grounds, lengthy driveway and an exceptionally large single garage.

NO ONWARD CHAIN

GUIDE PRICE £315,000

Nicely situated detached bungalow located in a popular residential area and providing accommodation amounting to over 1,100 square feet in total.

4 Swainsea Drive sits at the head of Swainsea Drive, with a south facing frontage and is set upon a mature plot. The property is in need of some gentle cosmetic updating but offers huge potential for a new purchaser to put their own stamp on the property.

In brief the layout amounts to 1,128 square feet in total and comprises the following, entrance hall, sitting room, dining room and kitchen. Large master bedroom with ensuite bathroom and adjoining conservatory and a further double bedroom and the main shower room. The property is double glazed throughout and with gas fired central heating.

The property is set well from the street with mature and attractive gardens to the front rear. There is off street parking on the driveway and within the single garage which is unusually large and has a workshop area to the far end.



Swainsea Drive is located on the north west edge of town, only a short walk to the centre, there is a regular mini bus service to the centre of town. Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sport centre, restaurants, public houses and an array of retailers.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Side entrance door with window to the side. Radiator. Fitted storage.

SITTING ROOM

7.00 m (23'0") x 3.10 m (10'2")

Curved bay window to the front. Window to the side. Pair of Radiator. Electric fire set within a feature fireplace. Coving. Television point. Newly laid carpet.



DINING ROOM

2.84 m (9'4") x 2.30 m (7'7")

Window to the side. Radiator. Coving, Glazed double doors to the Kitchen. Newly laid carpet.

KITCHEN

3.24 m (10'8") x 2.80 m (9'2")

Range of matching base and wall units with worktops incorporating double sink unit with mixer tap. Integrated double oven. Four ring hob with extractor hood over. Washing machine point. Windows to the front and side. Gas fired central heating boiler. Floor level heaters. Newly laid carpet.



BEDROOM ONE

4.00 m (13'1") x 3.50 m (11'6")

Casement windows to the side. Fitted storage. Radiator. Coving. French doors to the Conservatory.



SHOWER ROOM

1.92 m (6'4") x 1.68 m (5'6")

Shower cubicle. Low flush WC. Wash hand basin Heated ladder towel rail. Tiled walls. Tiled floor. Casement window to the side. Extractor fan.



EN-SUITE BATHROOM

1.87 m (6'2") x 1.80 m (5'11")

Bath with tiled surround. Low flush WC. Wash hand basin. Radiator. Window to the side.



CONSERVATORY

3.00 m (9'10") x 2.50 m (8'2")

Upvc construction under a pitched roof. Doors out to the garden.

BEDROOM TWO

4.30 m (14'1") x 3.16 m (10'4")

Casement window to the side. Radiator. Fitted bedroom furniture. Coving.

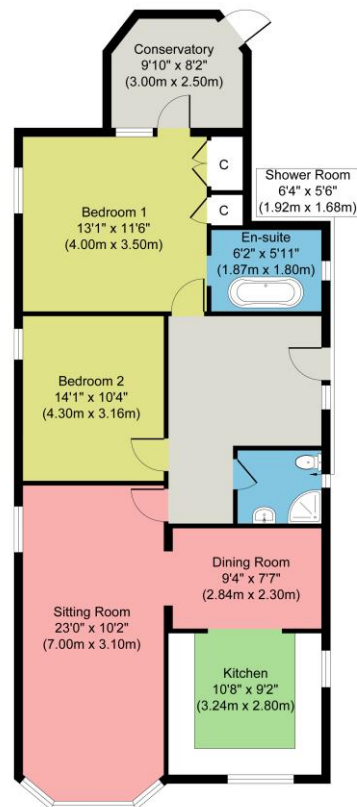
OUTSIDE

4 Swainsea Drive sits on an attractive, well maintained plot. To the front, the property is set well back from the street with a lengthy driveway to the side leading up to the generous garage. At the rear, the garden is a mature and attractive space, with a timber summer house, greenhouse and a useful timber shed to the far corner and a stone paved patio area immediately to the rear of the bungalow.

GARAGE

7.70 m x 3.20m

Electric up and over door. Electric light and power. Workshop/storage area. Door out to the side.



Approximate Floor Area
1128 sq. ft
(104.76 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, gas electricity and drainage.

Council Tax: Band D

EPC: Current D60 – Potential C80

Postcode: YO18 8PR

Tenure: We understand that the property is freehold with vacant possession upon completion

Viewing: Strictly by appointment through the agents Pickering office.

All measurements are approximate (and in the case of the buildings have been taken externally). The services as described have not been tested and cannot be guaranteed. Charges may be payable for service reconnection. 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 in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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