

## 91 DERWENT ROAD PICKERING



**A contemporary family home, finished to a high standard throughout and located in a prime position within the Heather Croft development, on the fringes of this popular market town.**

1,500 ft<sup>2</sup> 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 south facing rear garden

Single garage and driveway parking with electric car charge point.

### GUIDE PRICE £450,000

91 Derwent Road was completed in December 2021 and built as part of the Heather Croft development by David Wilson Homes, located on the northern fringe of the town, only a 10-minute walk to the marketplace. Number 91 occupies a plum spot upon the development with no neighbours to the west allowing a lovely open view over the parkland, towards Pickering and with the spire of St Peter and Paul clearly visible. This coupled with an attractively landscaped south facing garden and stylishly appointed accommodation which benefits from a high level of energy efficiency, makes this an exceptionally appealing family home.

The accommodation amounts to 1,474 square feet in total and briefly comprises. Entrance hall with cloakroom, study/snug and triple aspect sitting room with French doors out to the terrace. A front to back dining kitchen is fitted with a stylish range of fitted units, integrated appliances and doors which open out onto the 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 and main house bathroom.



The property occupies a particularly pleasant position within the development, with an attractively landscaped, south facing garden to its rear. To the side is a paved driveway leading to the single garage, there is an electric car charging point. There is the 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

Front door with glazed window light overhead. LVT wood flooring. Radiator. Fitted coats storage cupboard. Stairs to the first floor.



### CLOAKROOM

1.93 m (6'4") x 1.00 m (3'3")

Low flush WC. Wash hand basin. Radiator. Casement window to the side. LVT wood flooring.

### STUDY

2.88 m (9'5") x 2.48 m (8'2")

Casement window to the front. Radiator. LVT wood flooring.

### SITTING ROOM

5.50 m (18'1") x 3.60 m (11'6")

A light and bright, triple aspect room with French windows opening out onto the flagged terrace area at the rear. Radiator. LVT flooring. Television point.



### DINING KITCHEN

6.18 m (20'3") x 3.80 m (12'6")

A dual aspect room, with bay window to the front and French doors leading out to the south facing garden at the rear. Range of fitted base and wall units with granite effect worktops incorporating a one and a half bowl stainless steel sink unit. Integrated electric double oven. Five ring gas hob with extractor over. Pantry unit with fitted storage and integrated fridge freezer. Two radiators. Recessed ceiling lights. LVT wood flooring.





#### UTILITY ROOM

2.00 m (6'7") x 1.67 m (5'6")

Half glazed door out to the rear. Fitted base and wall unit incorporating a single bowl stainless steel sink unit. Automatic washing machine point. Radiator. LVT wood flooring.

#### FIRST FLOOR

##### LANDING

Casement window to the side. Loft inspection hatch.

##### BEDROOM ONE

5.58 m (18'4") X 3.60 m (11'10")

Double aspect room with windows to both sides and with a view of the spire of Saint Peter and Paul in the distance. Radiator. Range of fitted wardrobes.



##### EN-SUITE SHOWER ROOM

2.20 m (7'3") x 1.43 m (4'8")

Fully tiled walk-in shower. Low flush WC. Pedestal wash hand basin. Half tiled walls. Chrome heated ladder towel rail. Nonslip wood effect laminate flooring . Casement window to the side. Recessed ceiling lights. Extractor fan. Shaver point.



##### BEDROOM TWO

5.21 m (17'1") x 2.82 m (9'3")

Pair of casement windows to the front. Radiator. Fitted cupboard with hanging rails.



##### BEDROOM THREE

3.55 m (11'8") x 3.26 m (10'8")

Double aspect room with windows to the front and side overlooking the green space to the west. Radiator. Over stairs fitted storage cupboard with hanging space.

##### BEDROOM FOUR

3.80 m (12'6") x 2.56 m (8'5")

Casement window to the rear. Radiator.

##### BATHROOM

2.85 m (9'4") x 1.92 m (6'4")

Bath with a tiled surround. Fully tiled walk-in shower. Low flush WC. Pedestal wash hand basin. Half tiled walls. Chrome heated ladder towel rail. Nonslip wood effect laminate flooring . Casement window to the rear . Recessed ceiling lights. Extractor fan. Shaver point.



## OUTSIDE

91 Derwent Road sits at the very southern edge of Heathercroft and enjoys an absolutely prime position within the development. The property has a north/south aspect with the rear garden having a sunny, southern aspect and an open view to the west. The garden has been attractively landscaped with a terraced area to the immediate rear giving way to the lawn beyond. The lawn is edged by a number of recent plantings including cherry and apple trees, an unusual Siberian olive tree and a number of herbaceous shrubs. A small pond is tucked away in the corner and there is an outside water supply

To the side is a lengthy driveway which has an electric car charging point. There is a single brick built garage to the far end.

### GARAGE

5.33 ( 17'4" ) X 2.76 m (9'0" )

Metal up and over door. Brick construction.





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 7UA  
 EPC score: Current: B/85 Potential A/93  
 Twice annual maintenance charge: £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.*

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