



28 Derwent Road | Pickering, YO18 7UB

BoultonCooper





28 Derwent Road Pickering

A superbly presented attractive and substantial detached family home situated in this popular development with internal viewing highly recommended.

The accommodation comprises a light and airy reception hallway, sitting room having dual aspect, bespoke dining kitchen housing a range of quality units and work surfaces with built in appliances, study, cloakroom and utility room. To the first floor there is a master bedroom with fitted wardrobes and luxury ensuite, three further bedrooms and family bathroom.

Grassed frontage with shrub planting to the borders and side elevation, the garden to the rear is enclosed offering a degree of privacy, driveway to the rear leading to garage.

The property is immaculately presented throughout and offers well proportioned accommodation situated in an enviable corner position within this development.

Pickering is a popular market town providing a good range of shopping and leisure facilities together with places of interest to include the ruined castle and steam railway.

Guide Price £455,000

Accommodation Comprises

Reception Hallway

With stairs to first floor landing, central heating radiator and double built in cupboard.

Cloakroom

Comprising pedestal wash hand basin, low flush w.c., spot lighting, double glazed window and central heating radiator.

Sitting Room

3.56m x 5.41m (11'8" x 17'9")

Attractive sitting room with double glazed french doors opening onto the garden, two double glazed windows, two central heating radiators.

Study

2.49m x 2.90m (8'2" x 9'6")

With central heating radiator and double glazed window to the front elevation.

Bespoke Dining Kitchen

3.78m x 6.17m (12'5" x 20'3")

Comprising 1 1/2 bowl drainer sink unit with mixer tap over set within rolled edge work surfaces, extensive range of good quality wall and base units, deep pan drawers and other drawer compartments. Wine cooler, built in eye level double oven, five ring gas hob with extractor canopy over, built in dishwasher and fridge freezer, spot lighting, two central heating radiators.

Utility Room

Single drainer sink unit with mixer tap over set within rolled edge work surfaces, plumbing for automatic washing machine, space for drier, central heating radiator, spot lighting and door to outside.

First Floor

Landing

With built in cupboard, access to roof space, central heating radiator.



Master Bedroom

3.53m x 3.23m (11'7" x 10'7")

Having a range of fitted wardrobes and two double glazed windows, central heating radiator.

Luxury En suite Showeroom

Comprising double shower cubicle with shower unit, wash hand basin with cupboards below, low flush w.c., partial wall tiling, double glazed window, chrome heated towel rail.

Bedroom Two

5.16m x 2.82m (16'11" x 9'3")

With two double glazed windows to the front elevation and central heating radiator, built in double wardrobe with hanging space and shelving.

Bedroom Three

2.90m x 3.25m (9'6" x 10'8")

Double glazed window to the rear elevation and central heating radiator.

Bedroom Four

2.54m x 3.86m (8'4" x 12'8")

Double glazed window to the front and side elevations, overstairs storage cupboard and central heating radiator.

Bathroom

Comprising panelled bath, double shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., partial wall tiling and chrome heated towel rail, double glazed window and spot lighting.

Outside

Grass borders with shrub planting and steps to front entrance. Enclosed rear garden having patio area, laid lawn. Stone walling to the boundaries with fencing above. Steps lead to rear garden gate giving access to driveway to the rear and single GARAGE with up and over door with light and power.

Services

Mains gas, electricity, water and drainage are connected.

There is an annual maintenance for the development of £120.00 per annum.





VIEWING


Strictly by appointment with the agents

COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

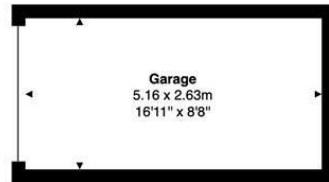
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



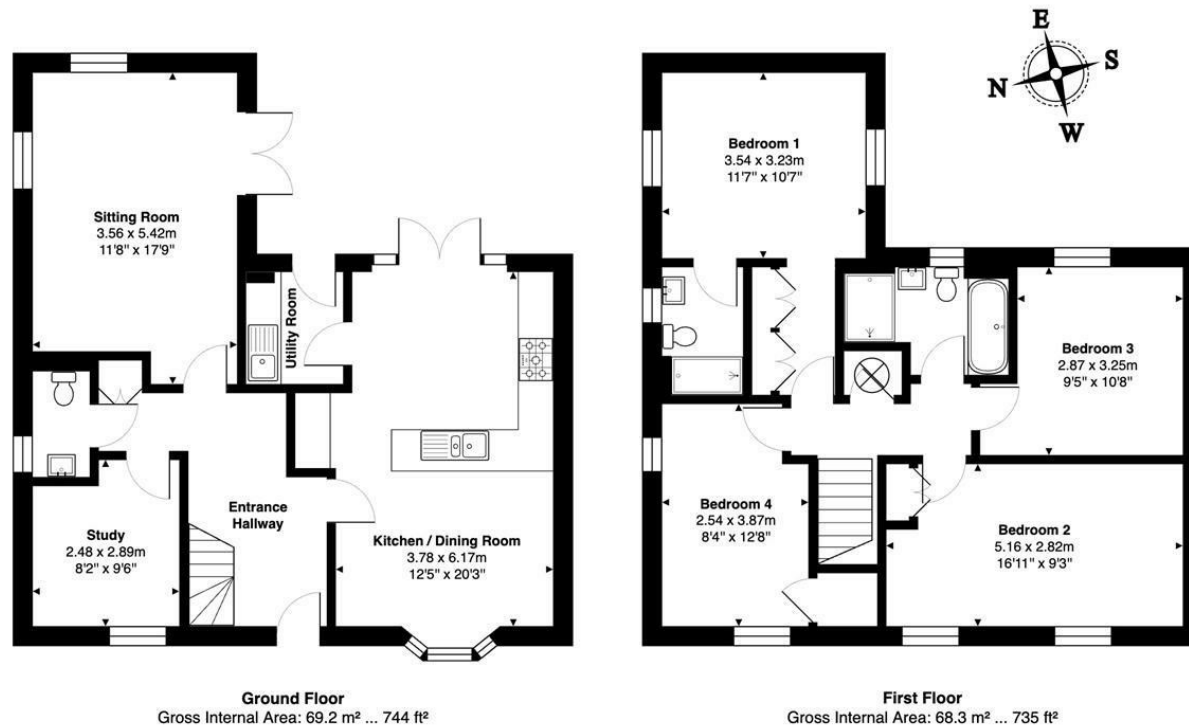
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Gross Internal Area: 137.5 m² ... 1480 ft² (excluding garage)

All measurements are approximated for display purposes only and should be independently verified
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St Georges House 39 Market Place, Pickering,
YO18 7AE
t: 01751 472724
e: reception@boultoncooper.co.uk
boultoncooper.co.uk



BoultonCooper