



20 Beacon Park , First Avenue | Pickering YO18 8AQ

BoultonCooper

BC  
Est. 1801



## 20 Beacon Park First Avenue Pickering

A delightful traditional five bedroom semi detached home offering immaculately presented accommodation on three floors together with beautiful gardens enjoying views over the surrounding countryside towards Pickering Castle to the rear.

The property enjoys a pleasant position along Beacon Park First Avenue which is a highly desirable residential location situated to the West side of Pickering town centre.

The deceptively spacious and well presented accommodation comprises reception hallway, sitting room, dining room, sunroom, breakfast kitchen, cloakroom and utility on the ground floor; three bedrooms and bathroom on the first floor and two bedrooms one with ensuite on the second floor. In addition there is a workshop and library.

Externally a driveway provides parking. Both front and back gardens are organic, comprising an attractive mix of shrubs, flower beds, fruit bushes and apple trees. The rear garden has a brick built potting shed and various other sheds.

Beacon Park is situated just off Pickering town centre and is within walking distance of all local amenities and recreational facilities which Pickering offers.

VIEWING IS HIGHLY RECOMMENDED.

**Guide Price £465,000**

### Entrance Porch

Leads to entrance door with stained glass windows.

### Reception Hallway

Staircase with handrail and spindles to first floor landing, tongue and groove flooring, round stained glass window, understairs storage cupboard, coving to ceiling, dado rail and central heating radiator.

### Cloakroom

Comprising wash hand basin with tiled splash backs, low flush w.c., wooden flooring and stained glass window, heated towel rail.

### Sitting Room

With attractive feature fireplace having wood burning stove set in wooden surround, cast iron inset and decorative tiles, tiled hearth, double glazed bay window with stained glass feature to the front elevation, picture rail, coving to ceiling, wall lights points and central heating radiator.

### Dining Room

With tongue and groove flooring, feature fireplace having wooden surround, cast iron inset, coal effect gas fire, built in cupboards with display cupboard to one side of chimney breast, coving to ceiling, central heating radiator, dado rail and patio doors leading into sun room.

### Sun Room

With double glazed bay window to the rear elevation

overlooking the garden, coving to ceiling, central heating radiator, roof light.

### Dining Kitchen

Bespoke fitted oak kitchen comprising 1 1/2 bowl drainer sink unit set within granite work surfaces, numerous wall and base units incorporating drawer compartments, plate rack, tiled splash backs, four ring hob, built in oven, Aga, ( gas fired for domestic cooking only ) display shelving, double glazed windows to the rear and side elevation, door to rear porch, exposed timbers to ceiling.

### Rear Porch

With quarry tiled flooring, door to outside.

### Utility Room

With Belfast sink and drainer with mixer tap over, wall and base units incorporating drawer compartments, plumbing for automatic washing machine and dishwasher, rolled edge work surfaces, tiled flooring, two further built in cupboards and door to carport.

Access is also gained from here to the workshop and library.

### First Floor

Staircase from hallway leads to first floor galleried landing with stained glass window, dado rail, coving to ceiling.

### Bedroom One ( Front )

With double glazed bay window, dado rail, coving to ceiling, built in cupboard with hanging rail and shelving; central heating radiator.



### **Bedroom Two ( Rear )**

With wardrobes, built in cupboard, further cupboard and drawers, picture rail, coving to ceiling, central heating radiator and double glazed window to the rear elevation.

### **Bedroom Three / Study**

With shelving in recess, coving to ceiling, spot lighting, central heating radiator and double glazed window to front elevation.

### **Bathroom**

Suite comprising panelled bath, shower cubicle with shower unit, wash hand basin with cupboards below, low flush w.c. Chrome heated towel rail, double glazed windows to the rear and side elevations. Coving to ceiling.

### **Second Floor Landing**

Staircase to:

### **Attic Galleried Landing**

With eaves storage, central heating radiator, access to roof space.

### **Bedroom Four**

With double glazed windows to side elevation, double glazed velux roof window, central heating radiator and built in cupboard with rail and shelves.

### **En Suite Bathroom**

Suite comprising panelled bath, wash hand basin with cupboards below, low flush w.c.; double glazed window and double glazed velux roof window, tiled splash-backs and central heating radiator.

### **Bedroom Five**

Double glazed window to the rear elevation overlooking the garden and views beyond; central heating radiator and storage cupboard.

### **Workshop**

With velux window, work benches, light and power, sliding door to:

### **Library**

Having window, shelving, light and power. ( There is some wall insulation.)

### **External**

The front organic garden consists of shrubs, herbaceous plants and a herb bed. A driveway leads to a good sized carport. To the rear there is an organic garden with wildlife pond, flower/shrubbery borders and flower beds. BRICK BUILT POTTING SHED with double glazed windows. Various other sheds having light and power. Fruit cages.

### **Services**

Mains gas, electricity, water and drainage.  
Gas fired central heating.  
Vendor owned Solar panels.





**VIEWING**

By telephone appointment with the office. Tel:  
01751 472724

**COUNCIL TAX BAND**

Band D

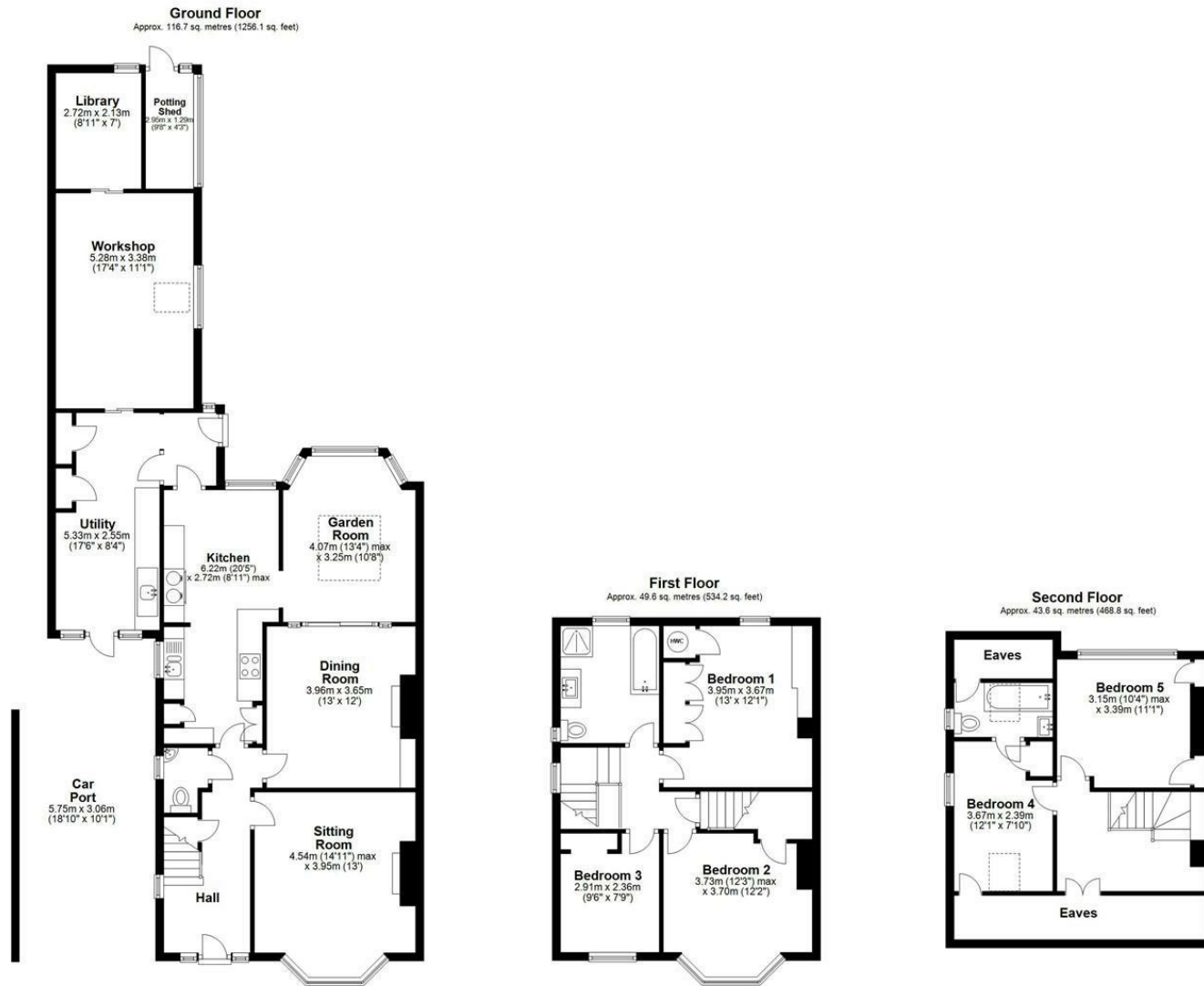
**ENERGY PERFORMANCE RATING**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# 20 Beacon Park First Avenue | Pickering



Total area: approx. 209.9 sq. metres (2259.1 sq. feet)  
20 Beacon Park, Pickering

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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