



## 33 Corbie Way | Pickering, YO18 7JS

An attractive detached bungalow being modernised to a high specification offering well appointed accommodation comprising: Entrance Porch, light and airy sitting room with archway into bespoke dining kitchen with good range of quality units with built in appliances; Inner hallway, three bedrooms and re-fitted bathroom.

Externally there is a garden to the front, driveway to the side leading to garage with electric door. External "utility room" . Attractive side and rear gardens with patio area.

Corbie Way is situated to the North East of Pickering town centre and is within walking distance of the market town facilities and recreational amenities which are available.



**Guide Price £310,000**



# 33 Corbie Way | Pickering



## Accommodation Comprises

### Entrance door

Leads to:

### Enclosed Porch

With central heating radiator.

### Sitting Room

With a lovely southerly aspect with double glazed bay window to the front elevation and double glazed window to the side elevation, wall mounted electric fire, central heating radiator, coving to ceiling, shelving and archway to :

### Dining Kitchen

Comprising 1 1/2 bowl drainer sink unit set within wood block work surfaces, range of quality wall and base units incorporating drawer compartments with complimentary wall tiling, built in oven, microwave, dishwasher and

fridge freezer, four ring hob with extractor canopy over. Breakfast bar, pantry, double glazed french doors opening up on to the rear garden, laminate flooring, central heating radiator, double glazed window to the rear elevation.

### Inner Hallway

With access to roof space having loft ladder and being boarded with wall mounted boiler. Burglar alarm controls.

### Master Bedroom

With double glazed window to the side elevation overlooking the garden and central heating radiator.

### Bedroom Two

Double glazed window to the side elevation overlooking the garden and central heating radiator.



### Bedroom Three

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

### Bathroom

Comprising, panelled bath, shower cubicle with shower unit, vanity unit with inset wash hand basin, mixer tap and cupboards below, low flush w.c., built in cupboard, chrome heated towel rail, wall tiling, spot lights and double glazed window.

### Outside

Laid lawn with flower/shrubbery bed, driveway leads to GARAGE having electric roller door, light and power. Gated side access with pathway leads to the UTILITY room with double glazed window, wall and base units, plumbing to automatic washing machine, Upvc double glazed door.

Rear garden with laid lawn, pathway, evergreen border with fencing, further laid lawn to the side with mature apple and cherry trees, patio area, flower/shrubbery borders and fencing to the boundaries.

N.B. shared access to driveway with two other properties.

### Services

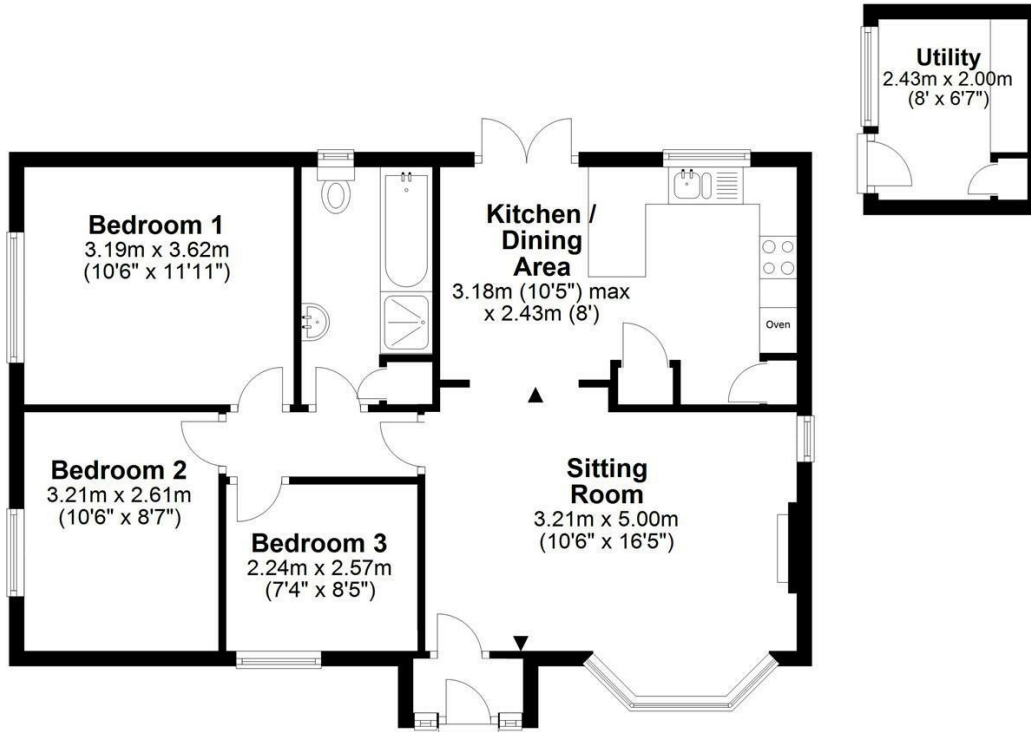
Mains gas, electricity, water and drainage.



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## Ground Floor

Approx. 70.4 sq. metres (758.2 sq. feet)



Total area: approx. 70.4 sq. metres (758.2 sq. feet)

## 33 Corbie Way, Pickering

### VIEWING

Strictly by appointment with the agents.

### COUNCIL TAX BAND

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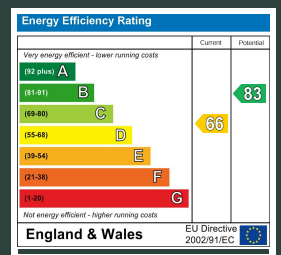
### ENERGY PERFORMANCE RATING

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**BC**  
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