

108 DERWENT ROAD PICKERING



An immaculate three-bedroom property, tucked away in a quiet cul-de-sac on the western fringes of this popular development.

Entrance Hall – Sitting Room - Dining Kitchen with doors out onto the garden – Utility Room - Cloakroom.
Master bedroom with en-suite shower room and dressing room
Two further double bedrooms and house bathroom
Attractively landscaped west facing rear garden
Single garage and driveway parking.
NO ONWARD CHAIN

GUIDE PRICE £335,000

108 Derwent Road is an immaculate, three-bedroom property, set within an especially sought after position within the recently completed Heather Croft development by David Wilson Homes which is located on the northern fringe of the town, only a 10-minute walk to the marketplace.

Number 108 is set on the very western edge of the development, down a quiet cul-de-sac and with a lovely, sheltered garden. The accommodation has finished to a higher-than-average specification and is attractively presented throughout. This, coupled with a high level of energy efficiency, makes for an exceptionally appealing family home.

The accommodation amounts to just over 1,000 square feet in total and briefly comprises. Entrance hall, dual aspect sitting room and a lovely, spacious dining kitchen with French doors out onto the rear garden. There is an adjoining utility room and a cloakroom with WC. Upstairs is a large master bedroom with en-suite shower room, three further bedrooms and the main house bathroom. The property is fully double glazed, has gas fired central heating and scores a solid 'B' for energy efficiency and retains the outstanding balance of the structural building guarantee.



The property occupies a particularly pleasant position within the development, with an attractively landscaped, west facing garden to its rear. To the front is a paved driveway leading to the single garage.

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 inset glazed panes. Radiator. Stairs to the First Floor.

SITTING ROOM

4.70 m (15'5") x 3.17 m (10'5")

A light and bright, double aspect room with windows to the front and side. Two radiators. Television point.



DINING KITCHEN

5.28 m (17'4") X 3.30 m (10'10")

French doors leading out to the west facing garden at the rear. Further window to the rear. Range of fitted base and wall units with wood style worktops incorporating a stainless-steel sink unit. Under cupboard lighting. Integrated electric double oven. Induction hob with extractor overhead. Integrated fridge freezer. Integrated dishwasher. Radiator. Recessed ceiling lights. Wood style flooring. Large, fitted storage cupboard.

UTILITY ROOM

1.66 m (5'5") x 1.60 m (5'3")

Half glazed door out to the rear. Fitted base and wall unit. Automatic washing machine. Radiator. Ideal gas fired combination boiler.

DOWNSTAIRS CLOAKROOM

1.50 m (4'11") x 1.00 m (3'3")

Low flush WC, pedestal wash hand basin. Casement window to the side. Radiator. Tiled splashbacks. Wall mounted mirror. Ceiling spotlights.

FIRST FLOOR

LANDING

Casement window to the side. Loft inspection hatch. Large walk in storage cupboard with slatted shelving.

BEDROOM ONE

5.22 m (17'2") X 3.17 m (10'5")

Casement window to the front. Radiator.



DRESSING ROOM

2.00 m (6'7") x 1.34 m (4'5")

Range of fitted wardrobes with sliding doors.

EN-SUITE SHOWER ROOM

2.00 m (6'7") x 1.40 m (4'7")

Fully tiled walk-in shower. Low flush WC. Pedestal wash hand basin. Half tiled walls. Heated ladder towel rail. Casement window to the side. Recessed ceiling lights. Extractor fan. Shaver point.

BEDROOM TWO

3.68 m (12'1") x 2.97 m (9'9")

Casement window to the front. Radiator. Fitted wardrobes.



BEDROOM THREE

3.80 m (12'6") x 2.70 m (8'10")

Casement window to the rear. Radiator. Fitted wardrobes.



BATHROOM

3.20 m (10'6") x 1.68 m (5'6")

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



OUTSIDE

108 Derwent Road sits at the very western edge of Heathercroft and is tucked away down a small cul-de-sac ensuring a more peaceful and private position than most. The property has an east/west aspect with the rear garden facing west. The garden has been attractively landscaped with a patio area to the immediate rear giving way to the lawn beyond and a far border planted up with climbing clematis, lilac and a number of well-established shrubs and plantings. The garden is securely fenced to three sides and there is access around the southern gable end around to the front.

To the front there is parking on the brick paved driveway and within the integral single garage.

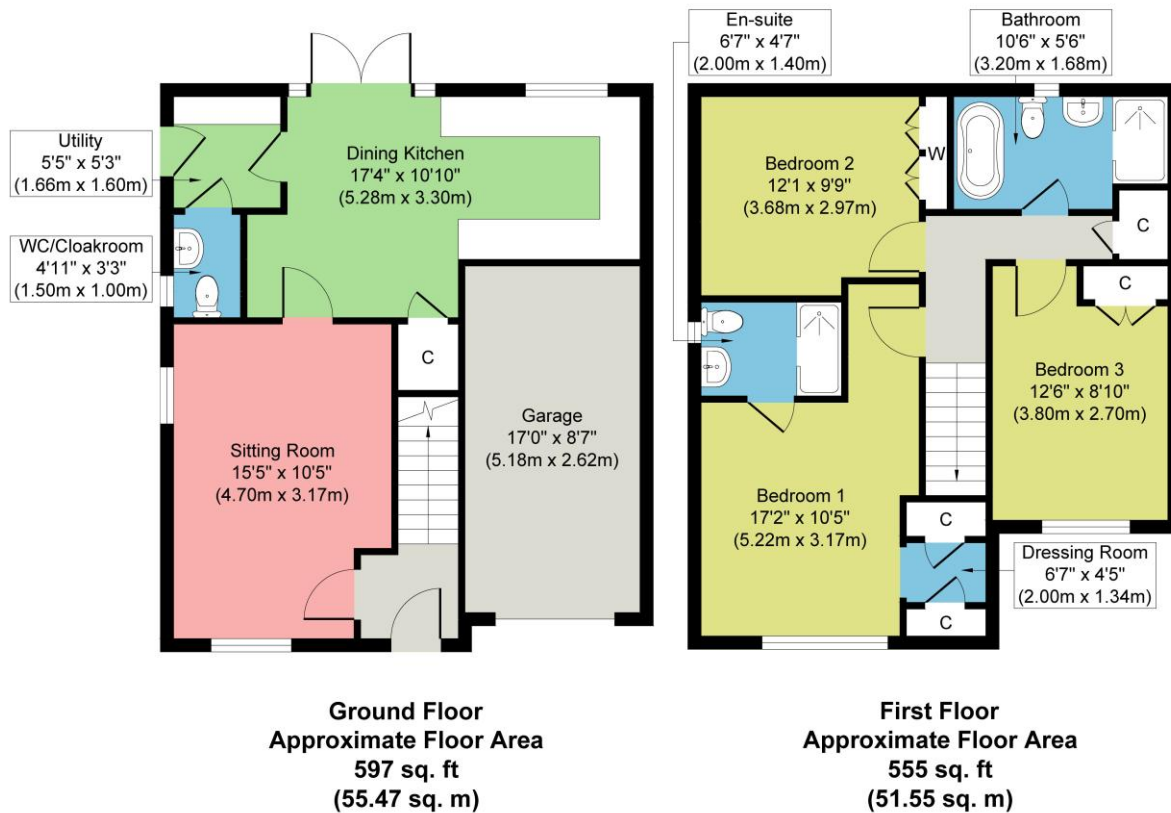


GARAGE

5.18 (17'0") x 2.62 m (8'7")

Metal up and over door. Electric light and power.





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: D
Post Code: YO18 7UB
EPC score: Current: B/83 Potential A/94
Twice annual maintenance charge: £110
High speed fibre broadband available.

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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