



**MARK  
STEPHENSONS**  
ESTATE & LETTING AGENTS

**9 Derwent Road,  
Pickering, YO18 7UA**

**£487,500**

- 
- WINSTONE HOUSE TYPE
  - LARGE REAR GARDENS
  - DOUBLE SIZE GARAGE
  - LOVELY LIVING KITCHEN

Imposing detached home to the Winstone design by David Wilson forming part of the highly popular Heather Croft development. Built in only summer 2020 on a generous size plot with double garage. Reception hallway, impressive living kitchen, lounge and study, 4 bedrooms, two en-suites, family bathroom, utility and cloaks wc.





#### LOCATION

Pickering is a pleasant market town at the foot of the North York Moors National Park, offering a wide selection of shops, schools and amenities. There are good road links to the east coast and the neighbouring market town of Malton where there is a regular rail link to the City of York.

From Pickering roundabout take the A169 towards Whitby. Take the left on to the David Wilson Heather Croft Development via Derwent Road and number 9 can be clearly identified on the left, via our For Sale board.

#### COUNCIL TAX

Band F.

#### SERVICES

All mains services are connected to this property.

#### GROUND FLOOR

##### RECEPTION HALL

Front entrance door. Front window. Stairs off to the first floor. Understairs cupboard. Radiator.

##### WC

Two piece suite. Front window. Radiator.

##### STUDY

9'4" x 7'2" (2.84m x 2.18m)  
Front window. Radiator.

##### DINING ROOM

11'9" x 8'4" (3.58m x 2.54m)  
Front window. Radiator.



dishwasher, 5 ring gas hob and extractor hood. Rear window. Large French doors/windows opening out onto the garden. Radiator.

#### SITTING ROOM

17' 0" x 12' 1" (5.18m x 3.68m)  
Rear French doors. Radiator.

#### FIRST FLOOR

##### LANDING

Loft hatch. Double sized cupboard with water cylinder. Radiator.

##### BEDROOM ONE

17' 0" x 11' 10" (5.18m x 3.61m)  
Front and side window. Dressing room area with extensive fitted wardrobes. Rear window. Radiator.

##### EN SUITE

Three piece suite with double sized cubicle. Heated towel rail. Rear window.

##### BEDROOM TWO

12' 4" x 10' 7" (3.76m x 3.23m)  
Two rear windows. Radiator.

##### EN SUITE

Two piece suite with double sized shower cubicle. Heated towel rail.

##### BEDROOM THREE

11' 0" x 9' 8" (3.35m x 2.95m)  
Front window. Radiator.

##### BEDROOM FOUR

Front window. Radiator.

##### BATHROOM

Three piece suite and separate shower cubicle. Rear window. Radiator.

##### OUTSIDE

###### FRONT

Open plan good width brick paved driveway leading to;

###### GARAGE

17' x 17' (5.18m x 5.18m)  
Detached double garage with twin single doors. Power and light.

###### REAR

Very generous size lawned plot with good sized patio area and covered hot tub.

#### UTILITY ROOM

Cupboard housing Ideal Logic gas central heating boiler. Power and water. Sink and base cupboards. Side entrance door. Radiator.

#### KITCHEN/DINER/LIVING

21' 6" x 14' 6" (6.55m x 4.42m)

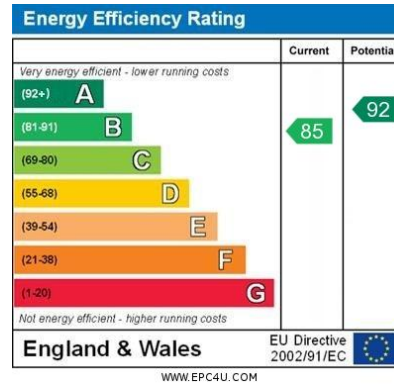
All well fitted with units and integrated appliances - oven, fridge freezer,

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Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2022



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Floorplan

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale.