Mark Stephensons

ESTATE & LETTING AGENTS







108 Derwent Road, Pickering YO18 7UB

£325,000

- Private setting of only two detached homes
- Sunny aspects facing east/west
- Three good sized double bedrooms
- Immaculate overall presentation
- Kitchen opening onto the gardens
- En-suite, dressing room, family bathroom
- Completed in 2021, chain free sale
- Utility room and downstairs WC
- Integral garage, uPVC d/glz, gas c/htg

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108 Derwent Road, Pickering YO18 7UB

108 Derwent Road is a beautifully presented detached home built in 2021, perfectly positioned within the highly sought-after Heather Croft development off Whitby Road. Enjoying a excellent location, it stands as one of only two detached properties nestled within a small, private setting just off the main cul-de-sac. The ground floor layout is designed for modern living, highlighted by a generous dining kitchen. This bright space features French doors that open directly onto mature, west-facing gardens, making it ideal for outdoor entertaining and enjoying evening sun. A practical utility room and a downstairs WC add further convenience to the ground floor.Upstairs, the property boasts three double-sized bedrooms, providing ample space for family or guests. The principal bedroom benefits from a private dressing room and an en-suite shower, complemented by a contemporary family bathroom. Complete with an integral garage and offered with the distinct advantage of no onward chain, this exceptional home is ready for its next owners.

3 2 1 B

Council Tax Band: D





General information
Pickering is an attractive market town on the edge of the beautiful North York Moors National Park and 18 miles from the Heritage Coast. There is a wealth of pubs, eateries individual shops and all the other amenities expected in a market town; including the market itself held every Monday. The iconic North Yorkshire Moors Steam Railway is based in Pickering with some services to Whitby - the famous seaside town from where Captain Cook set sail in the endeavour in the 1700s. There is a wonderful Norman castle in Pickering owned by English Heritage and the surrounding countryside is a haven for wildlife and walkers.

Hallway
Front door with inset glazed panes. Radiator. Stairs to the First Floor.

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

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

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

Landing
Window to the side. Loft inspection hatch. Large walk in storage cupboard with slatted shelving.

Bedroom 1
Window to the front. Radiator.

En-suite shower room
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.

Dressing room
Range of fitted wardrobes with sliding doors.

Bedroom 2
Window to the front. Radiator. Fitted wardrobes

Bedroom 3
Window to the rear. Radiator. Fitted wardrobes.

Bathroom
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. Window to the rear . Recessed ceiling lights. Extractor fan. Shaver point.

Integral garage

Up and over door. Electric light and power.

Outside space/gardens

Enjoying sunnyeast/west aspects 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.









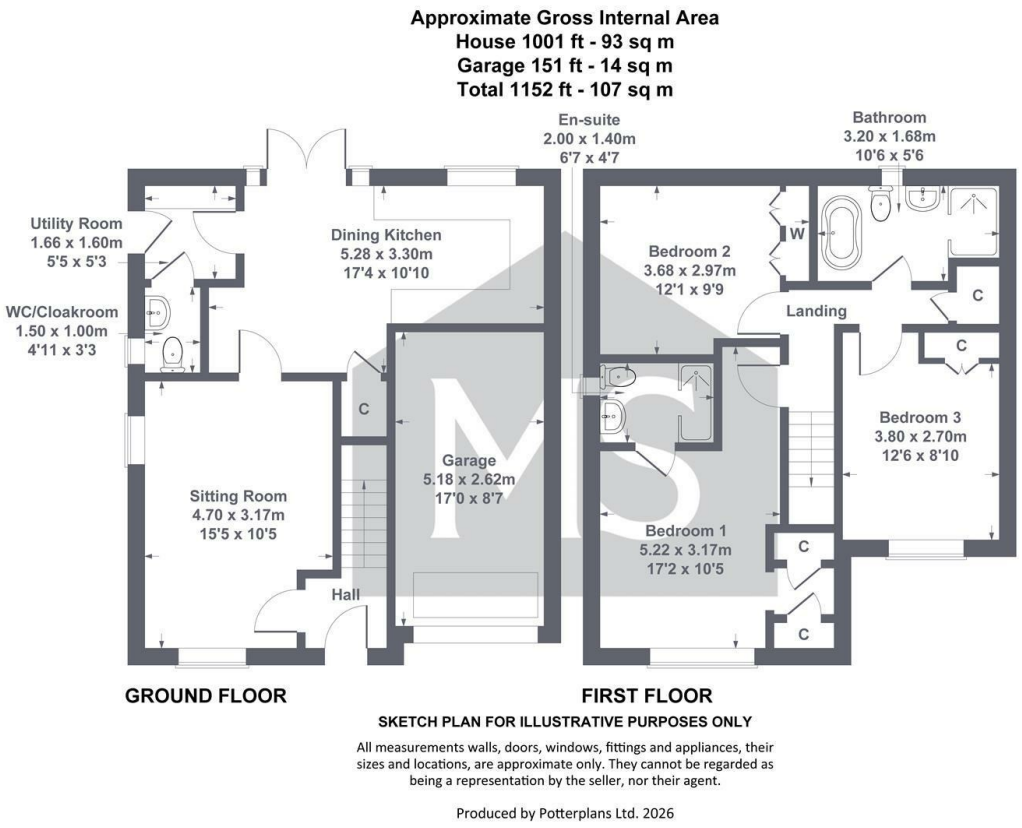


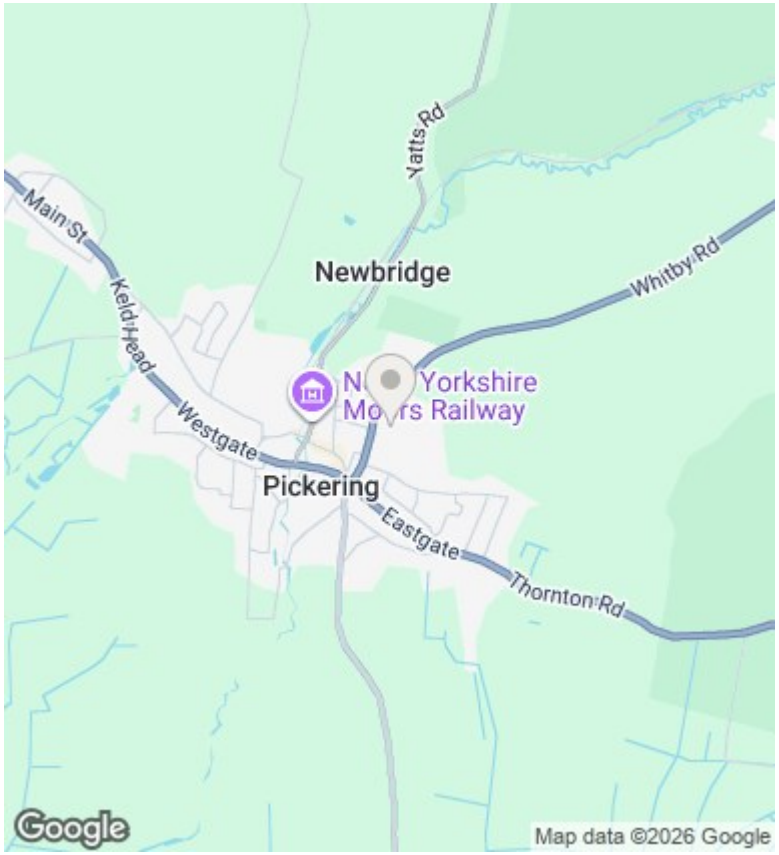












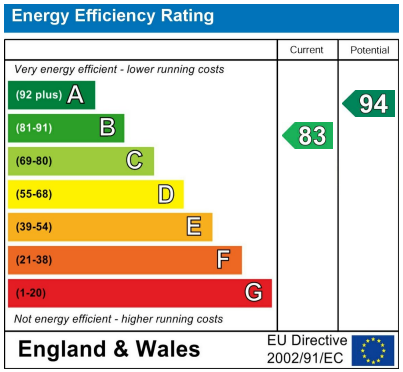
Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

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D



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