



18 Derwent Road, Pickering, YO18 7UB

£499,950

- Constructed late 2020
- Bed's 1&2 en-suite
- Excellent ground floor
- Double size garage
- Pleasant position
- Popular development
- Four good bedrooms
- Winstone design
- Superb family home

18 Derwent Road, Pickering YO18 7UB

Completed late in 2020 by David Wilson to the popular Winstone design 18 Derwent Road is an imposing stone built detached home with double size garage. Reception hallway, three reception rooms, wc, large living/dining kitchen, utility, four bedrooms (two ensuite) and family bathroom.

 4  3  3  B

Council Tax Band: F



GENERAL

Completed late in 2020 by David Wilson to the popular Winstone design 18 Derwent Road is an imposing stone built detached home with double size garage. Reception hallway, two reception rooms, wc, large living/dining kitchen, utility, four bedrooms (two ensuite) and family bathroom.

RECEPTION HALL

Impressive staircase to the first floor. Under stairs cupboard, radiator.

WC

Two piece suite, front window, radiator.

STUDY

Front window, radiator.

SITTING ROOM

Front window, French doors and windows onto the rear gardens, two radiators.

DINING ROOM

Front window, radiator.

LIVING/DINING KITCHEN

Well fitted range of base and wall level units, integrated oven, hob, fridge, freezer and dishwasher. Recessed French doors and windows onto the rear gardens, two radiators.

UTILITY ROOM

Base cupboards, plumbing for washer, side entrance door onto the driveway, radiator.

LANDING

Hatch to the loft space, built in airing cupboard, radiator.

BEDROOM 1

Front and side windows, radiator.

DRESSING ROOM

Built in wardrobes, rear window and radiator.

ENSUITE

Three piece suite and separate double size cubicle, rear window and heated towel rail.

BEDROOM

Rear windows, wardrobes and radiator.

ENSUITE

Two piece suite and shower cubicle, heated towel rail.

BEDROOM 3

Front window, wardrobes, radiator.

BEDROOM 4

Front window, wardrobes, radiator.

FAMILY BATHROOM

Three piece suite and separate shower cubicle. Heated towel rail, radiator.

OUTSIDE

Generous width tarmac driveway to the immediate right side of the house giving access into the garage.

GARAGE

Double in size with two separate up and over doors. Power and light connected.

REAR GARDENS

Well enclosed reasonable size plot with established lawn and generous full width flagged patio. Hand gate leading onto the side driveway and garage.

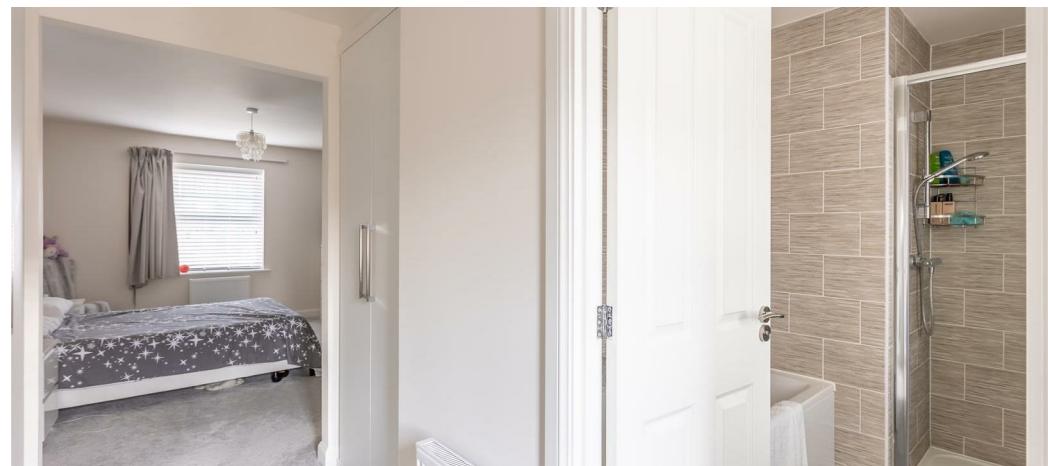
SERVICES

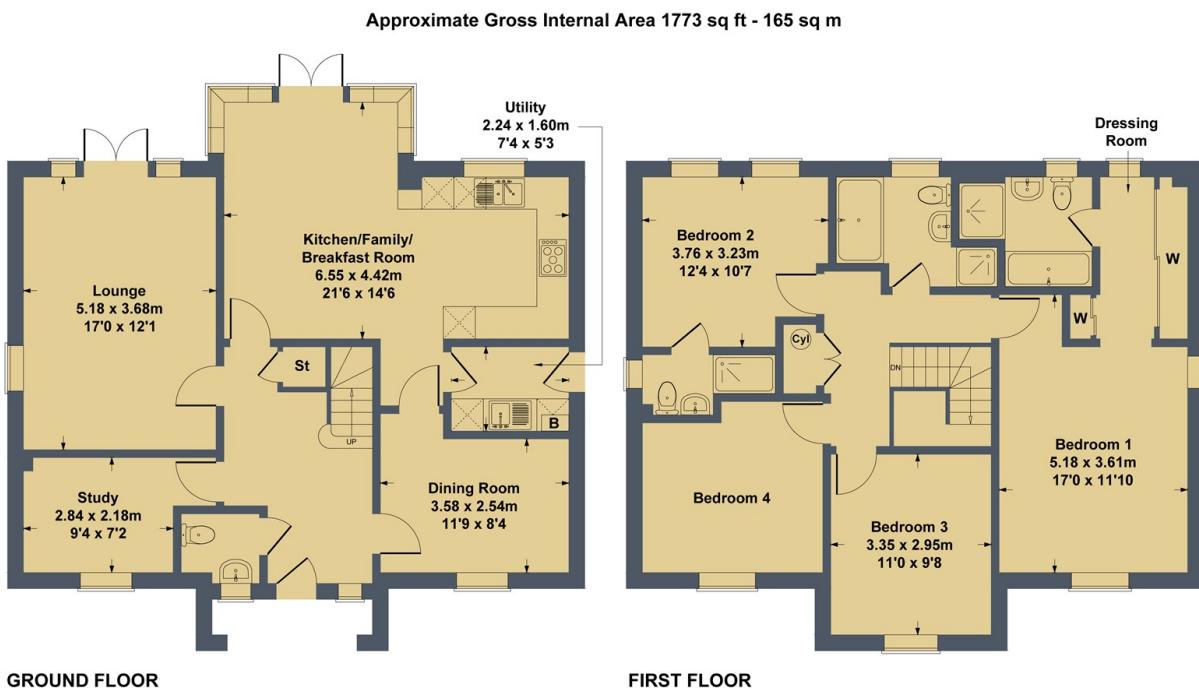
All mains are connected.

TENURE

Freehold. We understand that as the site is completed that a yearly management charge will become due to cover upkeep of communal areas.



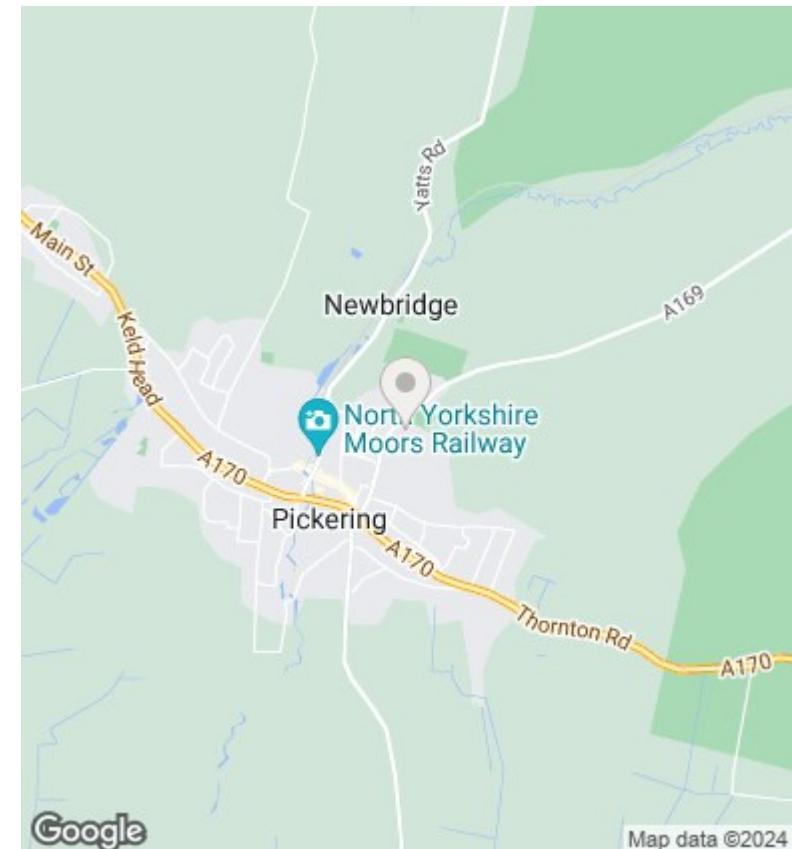




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		