

PEAR TREE HOUSE, 4 OVERGREEN LANE BURNISTON



A beautifully presented, individual property located in a private position close to the heart of this well served and popular village.

1,599 ft2 of stylishly presented accommodation arranged over two floors

Entrance vestibule – hall – cloakroom – snug - large open plan dining kitchen with living area – utility room

Master bedroom with en-suite bathroom. Two further double bedrooms and house bathroom.

Gym located within the former integral garage

Landscaped, low maintenance gardens to the front and rear. Ample off-street parking

NO ONWARD CHAIN

GUIDE PRICE £425,000

Completed in 2009, Pear Tree House is a beautifully presented contemporary family home, which combines character touches with a modern and high specification finish and located within large south facing grounds.

An individual build, the design placed special emphasis in creating a house which is well suited to the style of modern living, with a free flowing and versatile range of accommodation, underpinned by a lovely open plan living/dining kitchen fitted with bespoke units and a separate living area, making it an ideal entertaining space. Being a relatively new build the property scores well on the EPC graphs, scoring a high C, making it a practical and efficient modern home to run.

In total the accommodation amounts to almost 1,600 square feet and in brief comprises; entrance hall with solid oak floor and wrought iron stairs to the First Floor, cloakroom, snug/ground floor bedroom four, large open plan living dining kitchen and separate utility, a home gym has been created out of the former garage, which would be straight forward to reinstate if needed. On the first floor are three further double bedrooms, all with fitted storage and one with en-suite with a smart white suite.

The property sits within landscaped grounds, with gardens to all sides. The property was built within the grounds of a neighbouring property and has an attractive lawned garden to its front and rear with raised beds and a number of well established plants and shrubs. To the front is a generous amount of off-street parking.



LOCATION

Burniston is a popular and well served village some three miles from the seaside resort of Scarborough. The Village is well served by two Pubs, a village shop, garage, and complemented by a vibrant local community with an active village hall. The local primary school is sought after and was rated 'Excellent' in the most recent Ofsted report. The village is especially well positioned for the outdoors with the walks directly down to the coast at Burniston Rocks and nearby Hayburn Wyke.

ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

Upvc front door with windows to both sides. Tiled floor. Recessed ceiling lights. Radiator.

HALLWAY

Oak floor. Pair of radiators concealed behind a fretted cover. Recessed ceiling lights. Wrought iron and oak staircase with open under stairs, currently used as a study area. Walk in storage room with fitted shelving.



CLOAKROOM

1.60 m (5'3") x 1.10 m (3'7")

Wall hung WC with concealed cistern. Wall hung wash hand basin. Tiled floor. Chrome heated ladder towel rail. Recessed ceiling lights. Extractor fan.

STUDY

2.63 m (8'8") x 2.57 m (8'5")

Oak floor. Casement window to the side. Panelled wall. Radiator. Recessed ceiling lights.



DINING KITCHEN

5.60 m (18'4") x 4.00 m (13'1")

Bright and airy open plan room with a dual aspect. Bespoke kitchen comprising range of gloss fronted units, incorporating a range of high spec integrated appliances. Double level island with Corian worktops and dining table. Inset sink unit. Integrated NEFF double oven. Integrated induction hob with extractor. Oak floor. Radiator. Smeg dishwasher.



LIVING AREA

7.62 m (25'0") max x 3.72 m (12'2")

Solid oak floor. Window to the side. Radiator. Television point.



UTILITY ROOM

2.80 m (9'2") x 1.50 m (4'11")

Fitted worktop. Automatic washing machine point. Tumble drier point. Overhead drier rack. Radiator. Fitted housekeep cupboard housing fitted storage. Window to the rear. Door out to the rear. Tiled floor. Door into;

GYM/FORMER GARAGE

5.50 m (18'1") x 3.50 m (11'6")

Worcester gas fired central heating boiler. Radiator. Electric light and power.

FIRST FLOOR

Oak floor. Loft inspection hatch with a drop down ladder. Radiator concealed behind a fretted cover. Large fitted linen cupboard.

BEDROOM ONE

4.26 m (14'0") x 3.61 m (11'10")

Oak floor. Range of fitted wardrobes. Panelled walls to part with bedside lights. Radiator. Television point.



EN-SUITE SHOWER ROOM

1.74 m (5'9") x 1.54 m (5'1")

Full tiled walk-in shower cubicle with rain head shower overhead. Wall hung WC with concealed cistern. Wall hung wash hand basin. Tiled floor. Chrome heated ladder towel rail. Velux roof light. Recessed ceiling lights. Extractor fan. Light up bathroom mirror.

BEDROOM TWO

5.27 m (17'3") x 3.44 m (11'3")

Oak floor. Range of fitted wardrobes Panelled walls to part with bedside lights. Radiator. Television point.



BEDROOM THREE

3.57 m (11'9") x 2.95 m (9'8")

Oak floor. Range of fitted wardrobes Panelled walls to part with bedside lights. Radiator. Television point.



BATHROOM

2.44 m (8'0") x 1.77 m (5'10")

Bath with tiled surround. Wall hung WC with concealed cistern. Wall hung wash hand basin. Tiled floor. Chrome heated ladder towel rail. Velux roof light. Recessed ceiling lights. Extractor fan.

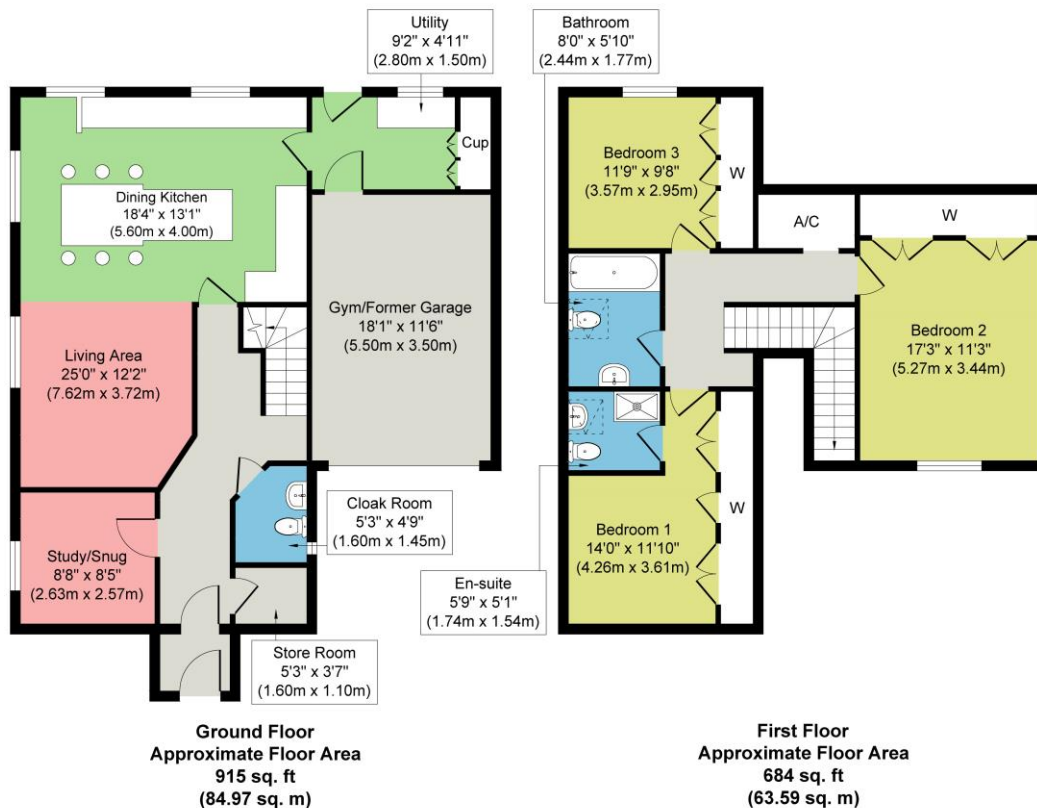


GARDEN & GROUNDS

Pear Tree House sits well off Overgreen Lane, down a lengthy private driveway, bounded by dry stone walls to the front where there is plenty of parking to be had on the tarmac driveway.

The grounds have been carefully landscaped to create an attractive, yet easy to care for garden. To the immediate front is a neat lawned garden with a number of specimen trees planted within the grounds, giving colour and interest to the space. The gardens warps around both sides of the property to the rear which has a decked seating area, hard paved patio and further lawned garden with raised beds, herb garden and useful aluminium framed greenhouse. There is an outside water supply.





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, gas, drainage and electricity.
 Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.
 Council Tax: E
 Post Code: YO13 0HY
 EPC Rating: C/75
 Viewing: Strictly by appointment with the Agent's Pickering office.

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.

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.

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