

51 KINGFISHER DRIVE PICKERING



A stylishly presented and modern contemporary family home, located within a sought after development on the southern edge of Pickering with a lovely open aspect to the front.

Over 1,650 ft² in total: Entrance Hall – Cloakroom – Dining Room - Sitting Room
Stylish Dining Kitchen – Utility Room - Garden Room
Master bedroom with en-suite shower room
Three further bedrooms and house bathroom
Attractively landscaped rear garden
Double garage and driveway parking

GUIDE PRICE £406,000

Number 51 Kingfisher Drive is situated down a private cul-de-sac of just four properties and occupies an especially pleasant position within this well-regarded residential development. The property faces directly onto green space and looks across the town, with the church spire of St Peter & St Paul's visible in the distance. The property comprises an attractive stone-built family home, with a contemporary flow of accommodation, stylishly presented throughout and with mature garden and grounds.

The accommodation amounts to 1,655 square feet in total and briefly comprises. Entrance hall with cloakroom and front facing dining room/study. To the rear lies a dining kitchen with a stylish range of fitted units a separate utility room, a garden room with doors opening out onto the sheltered, west facing garden and a large sitting room, also with a set of doors opening onto the rear garden. Upstairs is a large master bedroom with en-suite shower room, and three further bedrooms (all of which are double rooms) and main house bathroom.



To the rear is a landscaped lawned garden with a broad stone paved patio dining and seating area. The garden is easy to care for, ideal for outside entertaining and compliments the properties appeal as an ideal family home. There is a large integral double garage and plenty of parking on the driveway to the front.

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. Kingfisher Drive 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

Composite front door. Parquet style floor. Radiator. Stairs to the First Floor. Coats cupboard

CLOAKROOM

1.68 m (5'6") x 1.00 m (3'3")

Low flush WC. Wash hand basin. Extractor fan. Radiator.

DINING ROOM

4.35 m (14'3") x 2.83 m (9'3")

Casement window to the front. Radiator. Coving. Tiled floor.



DINING KITCHEN

4.40 m (14'5") x 3.66 m (12'0')

Range of fitted base and wall cabinets with quartz effect worktops incorporating composite sink unit with mixer tap. Gas Cooker point with extractor hood overhead. Integrated dishwasher. Recessed ceiling lights. French doors to the Garden Room. Casement window to the rear. Tiled floor.



UTILITY ROOM

1.80 m (5'11") x 1.74 m (5'9")

Tiled floor. Radiator. Range of fitted storage cupboards housing automatic washing machine and tumble points. Gas fired central heating boiler (new 2021). Door out to the side.

GARDEN ROOM

4.30 m (14'1") x 3.00 m (9'10")

Upvc casement construction on stone plinth. Pitched translucent roof. French doors out to the garden. Radiator.



SITTING ROOM

5.00 m (16'5") x 4.50 m (14'9")

Bay window with French doors onto the garden. Casement window to the rear. Oak floor. Radiator. Cast iron wood burning stove set upon a stone hearth with a brick lined recess. Coving. Television point.



FIRST FLOOR

LANDING

Casement window to the side. Radiator. Loft inspection hatch. Airing cupboard.

MASTER BEDROOM

4.90 m (16'1") max into wardrobe x 4.00 (13'2")

Casement window to the front. Pair of radiators. Range of fitted wardrobes. Television point.



BEDROOM THREE

3.33 m (10'11") x 3.00 m (9'10")

Casement window to the front. Radiator.



EN-SUITE SHOWER ROOM

2.50 m (8'2") x 1.30 m (4'3")

Walk-in shower cubicle. Wash hand basin. Low flush WC. Casement window to the front. Extractor fan. Tiled floor. Chrome heated towel rail. Electric shaver point. Recessed ceiling lights.



BEDROOM TWO

4.95 m (16'3") x 2.80 m (9'2")

Casement window to the rear. Radiator. Television point. Loft inspection hatch.



BEDROOM FOUR

3.68 m (12'1") x 2.60 m (8'6")

Casement window to the rear. Radiator.

BATHROOM

3.66 m (12'11") x 1.73 m (5'8")

Bath with a tiled surround. Walk in double width shower with dual rain head shower over. Low flush WC. Pedestal wash hand basin. Recessed ceiling lights. Chrome heated ladder towel rail. Electric shaver point. Extractor fan. Casement window to the side. Tiled floor with electric under floor heating.



OUTSIDE

51 Kingfisher Drive has a lovely landscaped rear garden. To the immediate rear is a stone flagged seating and dining area with lawn beyond. There is a well-stocked herbaceous border to the west and mature trees stand to the far end of the garden, with a timber garden room beneath them.

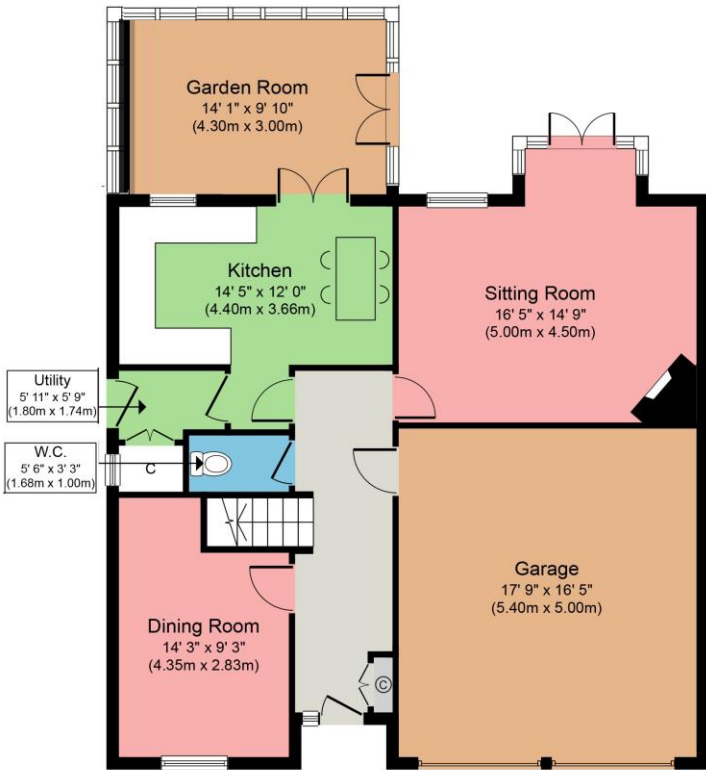
To the front the property is situated along a private cul-de-sac shared with just 3 other properties. There is ample off-street parking on the driveway to the front and within the integral double garage.



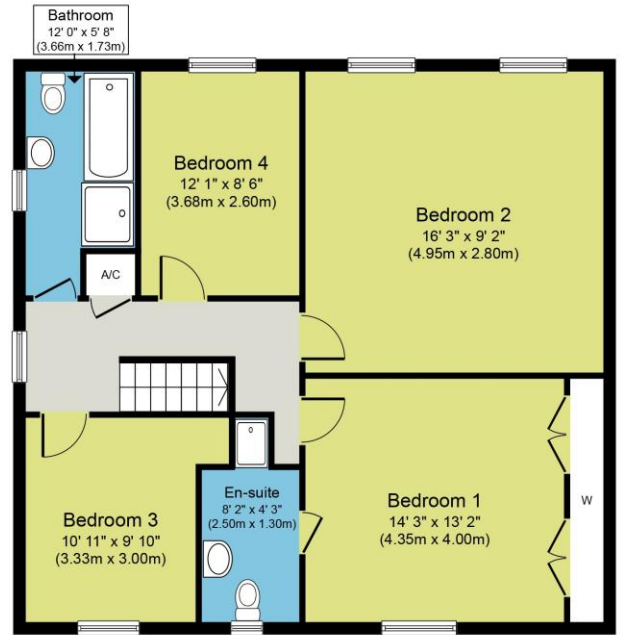
INTEGRAL DOUBLE GARAGE

5.40 m (17'9") x 5.00 m (16'5")

Pair of double up and over garage doors. Integral door to the hallway. Fitted work benches and cupboards. Electric lights and power.



Ground Floor
Approximate Floor Area
1,020 sq. ft.
(94.8 sq. m.)



First Floor
Approximate Floor Area
925 sq. ft.
(86.0 sq. m)

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: E
 Post Code: YO18 8TA
 EPC Score: TBC

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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