



44 Rosamund Avenue | Pickering. YO18 7HF

BoultonCooper

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44 Rosamund Avenue Pickering

A unique opportunity to purchase a stunning four bedroom detached property set in this highly sought after residential location lying to the North of Pickering town centre and close to Pickering Castle.

The immaculately presented accommodation lies on two floors and has been renovated to an extremely high specification providing a comfortable home set within beautiful gardens.

44 Rosamund Avenue is a superb property with particular features including spacious living area with "eye catching" bespoke fitted kitchen, luxury bathroom and shower room, large conservatory overlooking the rear garden all of which benefits from gas fired central heating and uPVC double glazing throughout as well as many other quality attributes.

Rosamund Avenue is a pleasant residential development set in the heart of Pickering within easy reach of the local amenities and recreational facilities which the market town of Pickering offers.

INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS BEAUTIFUL PROPERTY.

Guide Price £595,000

RECEPTION HALL

Upvc door with glazed panel and side glazed panels, oak flooring, open oak staircase to first floor, ceiling coving, wall light, radiators. Central heating thermostat, smoke alarm, velux roof windows with built in blinds on stairs.

OPEN LIVING AREA;

SITTING ROOM - Triple aspect with Upvc double glazed windows with blinds, ceiling coving, wall lights, attractive fireplace with gas coal effect fire, radiators, television aerial and satellite point. Dual control and dimmer switch to lights. Double opening Upvc doors with side panels leading to Conservatory from sitting area; telephone point.

EYE CATCHING DINING KITCHEN - With bespoke fitted kitchen from Scammell of York, including Neff self cleaning oven, further oven and microwave combined, warming drawer, five ring gas hob, extractor fan with light over hob, range of drawer compartments, built in Miele dishwasher, Corian work surfaces with 1 1/2 bowl Corian sink with mixer taps and Quooker tap, further granite worktops, larder units with baskets; island unit with cupboards with breakfast table to the end, light to glass fronted cupboard, under cupboard lighting. Spot lights to ceiling, ceiling coving, vertical radiators, oak vinyl flooring, further double doors to conservatory.

CONSERVATORY

Stone built wall with uPVC windows and two sets of double doors, one leading to paved patio area and the other to garden, ceiling

fans (electric) with lights built in, vinyl flooring, underfloor heating (part of central heating which is a separate zone to rest of house which can be controlled independantly) Central heating thermostat.

STUDY/FOURTH BEDROOM

Oak flooring, ceiling coving, radiator, Upvc double glazed window with blinds, window to hallway, telephone point.

BEDROOM TWO

Radiator, ceiling coving, Upvc double glazed window with blinds, built in double wardrobe with hanging rail and shelf; wall lights, further shelved cupboard.

SHOWEROOM

Suite comprising shower cubicle with sliding door, low flush w.c and wash hand basin in fitted units with cupboards and drawers. Underfloor electric heating, chrome towel rail/radiator linked to central heating. Extractor fan, light mirror. Two Upvc double glazed windows, tiled floor, shaver point.

UTILITY

With units comprising single drainer stainless steel sink unit with mixer tap set in worksurfaces. Upvc double glazed window, tiled floor, rear Upvc door to rear garden. Radiator , , central heating programmer. Boiler cupboard with Worcester gas fired boiler, built in water softener; personal door to double garage.



FIRST FLOOR LANDING

Under eaves storage cupboard with access to eaves cupboard beyond; radiator

MASTER BEDROOM

Double aspect with Upvc double glazed windows with blinds, radiator, range of built-in wardrobes (half hanging height), wall lights, further storage cupboard beyond bedhead

LUXURY BATHROOM

Fully tiled wall and floor (floor has underfloor electric heating.) Bath with "waterfall" tap, shower cubicle with glass panels and built-in shelf, low flush w.c., bidet and wash basin set in built-in cupboard including laundry basket and drawer units. Tilt and turn window, chrome towel rail/radiator, extractor fan, mirror light and further wall light.

BEDROOM THREE/STUDY

Upvc double glazed window with blinds, further storage cupboards with access to eaves beyond, telephone point and radiator.

EXTERNAL

Stone paved patio with sitting area and pathways. Lawned areas with borders containing flowering plants, roses and shrubs; Pergola with climbing plants over sitting area; raised vegetable beds and soft fruit area.

GARDEN SHED. further GARDEN SHED with light and power.

Block paved driveway leads to turning and parking area and provides access to LARGE GARAGE.

Front garden with lawn areas, rose garden gravelled bed with paved pathway around.

There are numerous outdoor power points throughout the garden and two outside water taps.

Superb gardens lie to the front, side and rear of the property where views are enjoyed towards the historic Pickering Castle. The gardens comprise lawned areas, mature flower, shrubs and trees to the borders. Vegetable garden.

A driveway which provides parking for several cars and leads to:

LARGE GARAGE

Personnel door from utility room; Upvc window, electrically operated door with remote controls, light and power. Wall and floor units, wall shelves and water tap.

SERVICES

Mains electricity, gas, water and drainage are connected.

Gas fired central heating (pressurised system) - conservatory linked into the system but can be controlled independently.

Electric underfloor heating to bathroom and shower room.

Wired in smoke alarms. Battery carbon monoxide alarms.

Solar panels which are owned by vendors.





VIEWING

By appointment through the Agents. Tel: 01751 472724.


COUNCIL TAX BAND

F

ENERGY PERFORMANCE RATING

B

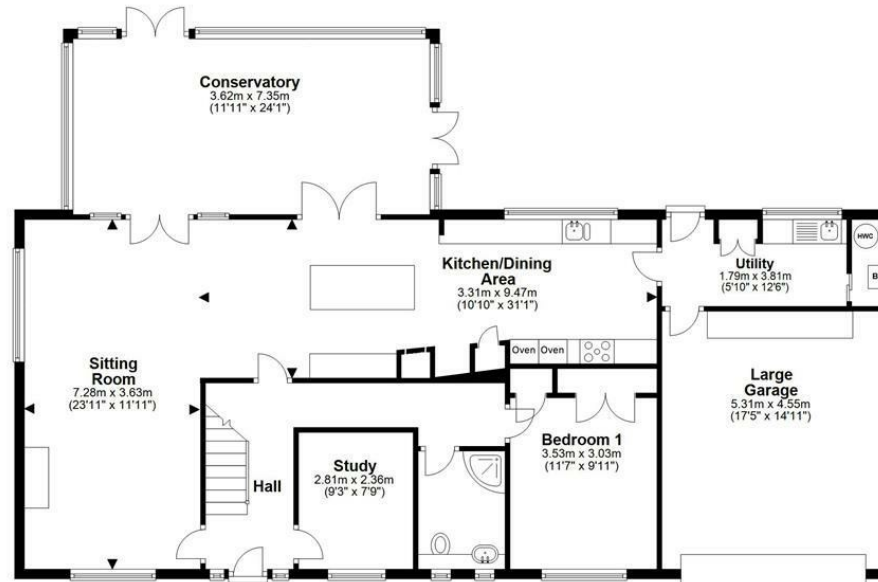
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	81	
(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 	

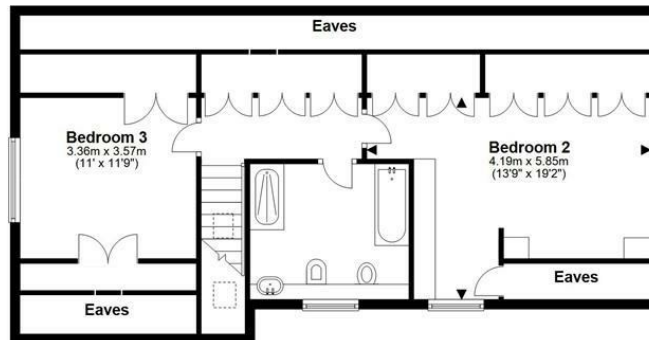


44 Rosamund Avenue | Pickering

Ground Floor
Approx. 154.5 sq. metres (1663.4 sq. feet)



First Floor
Approx. 78.9 sq. metres (848.9 sq. feet)



Total area: approx. 233.4 sq. metres (2512.3 sq. feet)
44 Rosamund Avenue, Pickering



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