



25 Swainsea Drive | Pickering YO18 8PR

25, Swainsea Drive is an attractive detached family home occupying a corner position with attractive gardens to the front, side and rear incorporating driveway and larger than average garage. The well presented accommodation comprises reception hallway, open plan

sitting room and dining area with feature fireplace and french doors opening onto the rear garden, breakfast kitchen and front porch with on the first floor galleried landing, three double bedrooms and en-suite to bedroom two and re-fitted bathroom. Internal viewing highly recommended.



Guide Price £375,000

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RECEPTION HALLWAY

Good sized hallway with dado rail, coving to ceiling and central heating radiator. Staircase to first floor.

SITTING ROOM

14'11" plus bay window x 11'10"
(4.55m plus bay window x 3.61m)

With feature fireplace having wooden surround and marble effect hearth and inset housing coal effect gas fire; central heating radiator, double glazed bay window to front elevation, coving to ceiling.

DINING AREA

14'10" x 10'4" (4.52m x 3.15m)
With french doors opening onto the rear garden, central heating radiator, coving to ceiling, double doors opening onto:

BREAKFAST KITCHEN

11'8" x 11'8" (3.56m x 3.56m)
Housing a range of units including

belfast sink set within work surfaces with mixer tap over, further wall and base units incorporating drawer compartments with tiled splash-backs, breakfast bar/island unit with cupboards below; display cabinets, spot lighting, wooden flooring, extractor canopy, double glazed window to the front and rear elevations.

FRONT PORCH

With tiled flooring, door to the front, door to Garage.

FIRST FLOOR - GALLERIED LANDING

With over stairs storage cupboard, access to roof space. Coving to ceiling.

BEDROOM ONE

11'10" x 11'7" (3.61m x 3.53m)
With double glazed window to the front and rear elevations, central heating radiator and coving to the ceiling.



BEDROOM TWO

14'9" x 8'9" (4.50m x 2.67m)

With double glazed window to the front elevation, central heating radiator.

EN SUITE BATHROOM

Comprising panelled bath with shower attachment, wash hand basin with cupboard below, low flush w.c., Wall tiling, floor tiling and double glazed window.

BEDROOM THREE

11'4" x 8'9" (3.45m x 2.67m)

With central heating radiator, double glazed window to rear elevation, coving to ceiling.

SHOWER ROOM

Comprising shower cubicle with shower unit, pedestal wash hand basin and low flush w.c.; tiled flooring, wall tiling, central heating radiator and double glazed window to the rear elevation.

OUTSIDE

To the front the garden is shaped which is laid to lawn with flower/shrub borders, paved area, borders, block paved driveway leads to Garage. The side garden is laid to lawn with shrub borders. Two garden sheds. Side access leads to the enclosed attractive rear garden which comprises laid lawn, shaped borders and beds with flowers, trees and shrubs. SUMMER HOUSE 7'5" x 5'6".

GARAGE

16'4" x 11'8" (4.98m x 3.56m)

The garage has "up and over" door, light and power, wall mounted boiler.

SERVICES

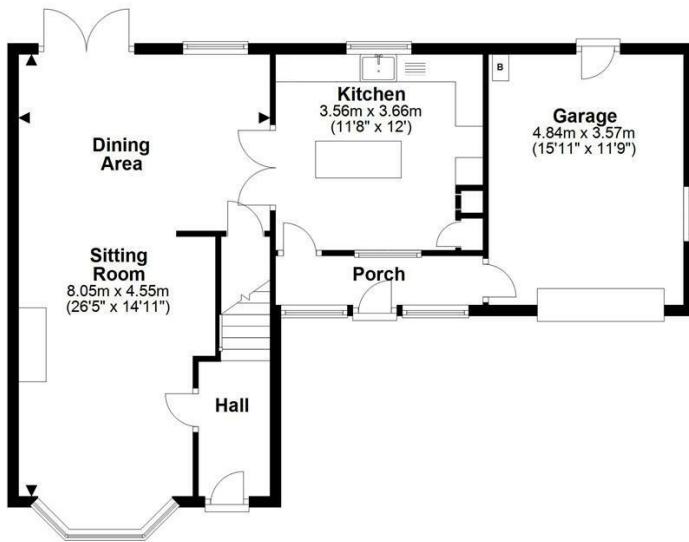
Mains gas, electricity, water and drainage.
Gas fired central heating.



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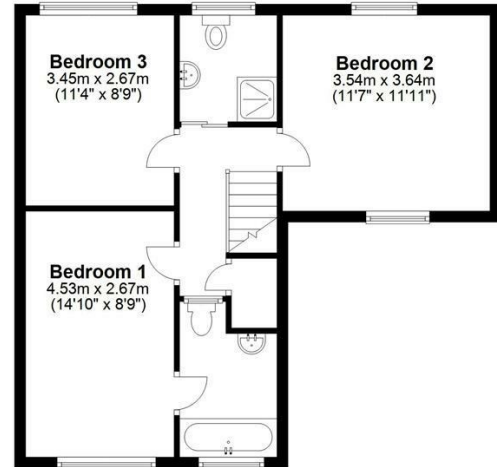
Ground Floor

Approx. 70.1 sq. metres (754.5 sq. feet)



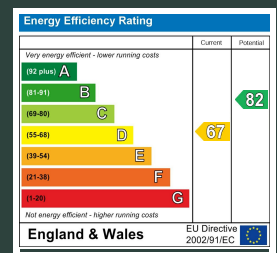
First Floor

Approx. 50.6 sq. metres (544.3 sq. feet)



Total area: approx. 120.7 sq. metres (1298.7 sq. feet)
25 Swainsea Drive, Pickering

VIEWING: By telephone appointment with the Agents Pickering Office. Tel: 01751 472724.



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