



## 36 Marshall Drive | Pickering, YO18 7JT

Situated on this popular and established development this semi detached property offers spacious and well maintained accommodation throughout, with the town centre and all amenities within a short walking distance.

The accommodation offers two reception rooms to the ground floor leading to good sized kitchen. There is a generous conservatory off the dining room leading to the lovely private rear garden with open fields beyond. To the first floor there are three bedrooms and a shower room.

Pickering is a popular market town set on the edge of the North York Moors National Park and offers a wide range of shopping, leisure facilities as well a schooling for all ages.

The property is being offered with no onward chain and viewing is highly recommended.

**Guide Price £250,000**



# 36 Marshall Drive | Pickering



## Accommodation Comprises

### Entrance Door

Leads to lobby.

### Entrance Lobby

With central heating radiator and stairs to first floor landing.

### Sitting Room

12'42" x 14'6" (3.66m x 4.42m)

With feature fireplace, pebble effect gas fire, central heating radiator and double glazed bay window to the front elevation. Double doors opening into dining room, coving to ceiling.

### Dining Room

7'5" x 10'1" (2.26m x 3.07m)

With central heating radiator, laminate flooring, coving to ceiling and double glazed patio doors leading to conservatory.

### Conservatory

8' x 8'11" (2.44m x 2.72m)

Built on a brick base with double glazed windows and door to outside, central heating radiator and laminate flooring.

### Attractive Kitchen

7'11" x 10'1" (2.41m x 3.07m)

Comprising 1 1/2 bowl drainer sink unit set within rolled edge work surfaces with splash backs, range of wall and base units, built in convection oven, four ring gas hob, plumbing for automatic washing machine, built in tumble drier, dishwasher and double glazed window,

### Cloakroom

Comprising wash hand basin with tiled splash backs, low flush w.c., double glazed window and central heating radiator.

### First Floor



### Landing

With built in cupboard housing Worcester gas fired central heating boiler, double glazed window, access to roof space with loft ladder being boarded and insulated.

### Master Bedroom

9'3" x 13'8" (2.82m x 4.17m)

With fitted wardrobes having hanging space and shelving, double glazed window to the rear elevation overlooking the garden, central heating radiator and coving to ceiling.

### Bedroom Two

9'3" x 10'11" (2.82m x 3.33m)

Double glazed window to the front elevation, central heating radiator and coving to ceiling.

### Bedroom Three

6'8" x 8'2" (2.03m x 2.49m)

Double glazed window to the rear elevation overlooking the garden and central heating radiator.

### Re-fitted Shower Room

Comprising shower cubicle with shower unit, vanity unit with inset wash hand basin with cupboards below, low flush w.c. and bidet. Partial wet walls, mirrored cabinet with light, shaving socket and demister and under floor heating and double glazed window.

### Outside

There is a garden to the front of the property with driveway to the side, enclosed rear garden with patio area, laid lawn, secondary patio with flower and shrubbery borders, fencing to the boundaries and two garden sheds.

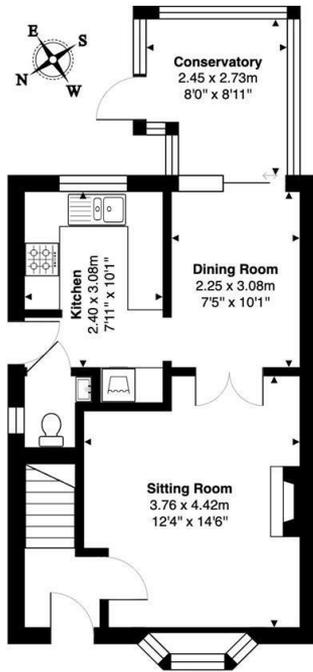
### Services

Mains electricity, gas, water and drainage are connected.



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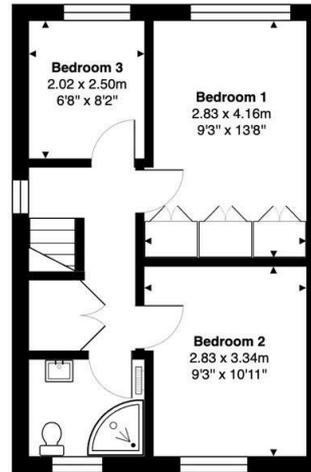
## 36 Marshall Drive, Pickering, YO18 7JT



**Ground Floor**  
Gross Internal Area: 44.1 m<sup>2</sup> ... 475 ft<sup>2</sup>

Gross Internal Area: 81.1 m<sup>2</sup> ... 873 ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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www.matthillier.co.uk



**First Floor**  
Gross Internal Area: 37.1 m<sup>2</sup> ... 399 ft<sup>2</sup>

### VIEWING

Strictly By Appointment with the agents.

### COUNCIL TAX BAND

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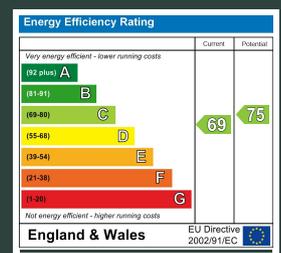
### ENERGY PERFORMANCE RATING

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**BC**  
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