



## Cherry Garth, Main Street | Wrelton, YO18 8PG

Cherry Garth is an individual detached bungalow occupying a quiet position just off this pleasant village centre location together with gardens, double garage and additional driveway parking.

The spacious, light and airy accommodation comprises reception hallway, open plan kitchen and utility room, side lobby, cloakroom with w.c., attractive sitting room with bay window and feature fireplace, dining room with french doors

opening onto the garden; Three good sized bedrooms, bathroom, separate w.c. and sun room/office.

The good sized garden comprises lawned areas with borders and beds containing a wealth of mature flowering plants, bushes and shrubs.

Wrelton is a pleasant village located approximately four miles West of Pickering and is therefore within easy reach of the local amenities and recreational facilities which the market town of Pickering offers.



**Guide Price £415,000**

# Cherry Garth Main Street |



## Entrance Door

Leads to:

## Porch

With tiled flooring and door leading to:

## Reception Hall Way

With laminate flooring, access to roof space, central heating radiator.

## Kitchen

20'6" x 12'3" (6.25m x 3.73m)

Open plan into Utility Room.

Single drainer sink unit set within work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, walk in cupboard, four ring gas hob, built in oven, tiled flooring, round window.

## Utility Area

Plumbing for automatic washing machine and dryer, tiled flooring, Belfast sink with double drainer, double glazed window to the rear elevation and central heating radiator.

## Side Lobby

With door to outside, tiled flooring and door to cloakroom.

## Cloakroom

Housing low flush w.c., wash hand basin and tiled splash backs with double glazed window.

## Sitting Room

19' x 10'11" (5.79m x 3.33m)

With feature stone fireplace, open fire, double glazed bay window to the front elevation, additional window to the front elevation, central heating radiator, coving to ceiling.

## Dining Room

14'11" x 10'5" (4.55m x 3.18m)

With wood flooring, exposed stone wall, double glazed french doors opening onto the rear garden, central heating radiator.

## Master Bedroom

12'4" x 9'11" (3.76m x 3.02m)

With fitted and built in wardrobes,



central heating radiator and double glazed window.

### Bedroom Two

9'11" x 9'7" (3.02m x 2.92m)

With built in wardrobes, vanity unit and cupboards above, tiled shelf, double glazed window and central heating radiator.

### Bedroom Three

9'2" x 7'11" (2.79m x 2.41m)

With shelving, built in wardrobes, double glazed window and central heating radiator.

### Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin, tiled splash backs, central heating radiator, double glazed window, airing cupboard housing hot water cylinder.

### Separate W.C.

Housing low flush w.c. with double glazed window.

### Sun Room/Office/Family Room

19'7" x 10'2" (5.97m x 3.10m)

With exposed stone wall, patio doors leading to the garden, two central heating radiators and additional door to the rear.

### Outside

Driveway leads to good sized DOUBLE GARAGE with workshop area and inspection pit, caravan/campervan hardstanding, gravelled area, side access leads to the front garden with patio and gravelled areas with laid lawn, attractive flower and shrubbery beds, pergola, raised beds, pond and brick built BBQ.

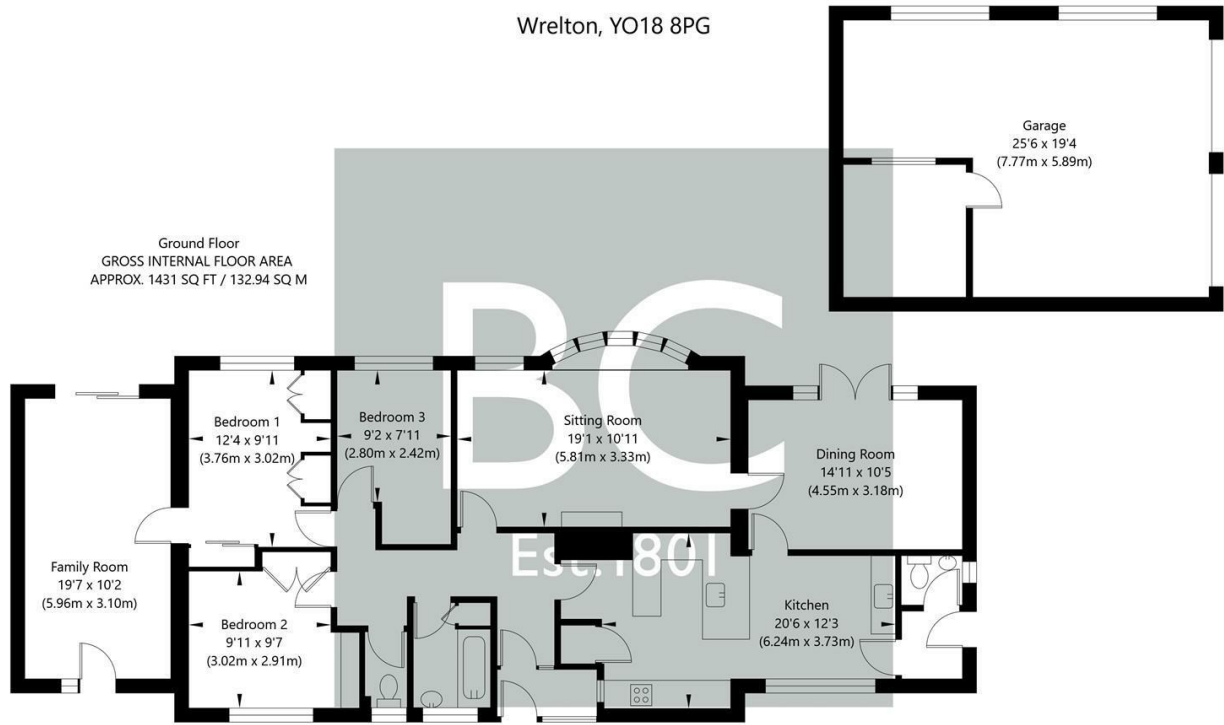
### Services

Mains electricity, gas, water and drainage are connected.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1431 SQ FT / 132.94 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

By telephone appointment with the Agents.

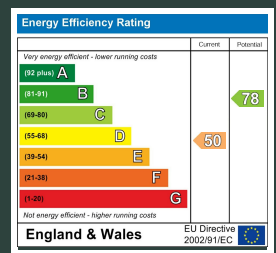
## COUNCIL TAX BAND

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## ENERGY PERFORMANCE RATING

E



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**BC**  
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