



16 Troutbeck Close

Pickering, YO18 8TE

Asking Price £400,000



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Nestled in the charming Troutbeck Close, Pickering, this splendid detached house offers an abundance of space and comfort, making it an ideal family home. Boasting four generously sized double bedrooms, the master bedroom of which has an ensuite shower room. Set on a good-sized plot, the property is complemented by a large rear garden, perfect for outdoor activities and family gatherings. Additionally, there is plenty of off-street parking available at the front of the house, ensuring convenience for residents and guests alike. Situated in the highly sought-after area of Pickering, this home is within easy walking distance to local shops, making daily errands a breeze. The property has been immaculately presented throughout, with modern fixture and fittings throughout. The beautiful property would make an idea family home and not to be missed.

- Four bedroom detached family home
- Large Kitchen
- Integral garage (not access through the house)
- Spacious living accommodation throughout
- Master bedroom with ensuite shower room
- Situated on a large plot with plenty of off street parking
- Large sitting room and dining room
- Three further double bedrooms
- Ideal central Pickering location

Entrance Hall

Hallway has front aspect UPVC double glazed front door, wood flooring throughout, radiator, stairs leading to the first floor, and under stairs floor storage cupboard.

Sitting Room

18'0 x 11'11 (5.49m x 3.63m)

Sitting room with UPVC bay window front aspect, coving to the ceiling, electric feature fireplace and two radiators. Double doors open to:

Dining Room

11'0 x 11'9 (3.35m x 3.58m)

Dining room with wooden flooring, UPVC patio doors leading out to the garden, coving to the ceiling, radiator.

Kitchen

9'3 x 15'0 (2.82m x 4.57m)

Kitchen with a range of wall and base units, solid wood worktops, induction hob with Neff oven below and extractor hood. Under unit lighting, half tiled splash back, UPVC double glazed rear aspect window, composite sink and drainer with mixer tap, integrated Neff dishwasher, space for a washing machine, vertical modern radiator, and space for American

style fridge, UPVC double glazed Barn style door leading to the garden. Laminate tiled floor.

Guest WC

3'1 x 7'11 (0.94m x 2.41m)

Downstairs WC with UPVC double side aspect window, low flush WC, pedal sink with mix tap, radiator. Wood flooring and radiator.

Landing

Coving to the ceiling and access to the loft (with ladder, light and electric. Water headed tank. All boarded)

Master Bedroom

11'11 x 12'0 (3.63m x 3.66m)

Covering to the ceiling, front aspect UPVC double glaze window, radiator, door leading to:

Ensuite Shower Room

5'10 x 8'2 (1.78m x 2.49m)

Walk-in shower unit, fully tiled, heated ladder towel rail, floating sink with mixer tap, low flush WC, extractor fan, shaving point, and vinyl flooring.

Tel: 07515763622

Bedroom Two

12'0 x 11'9 (3.66m x 3.58m)

UPVC double glazed front window, radiator, coving to the ceiling, bulkhead storage cupboard with water tank.

Bedroom Three

11'6 x 8'9 (3.51m x 2.67m)

Rear aspect UPVC double glazed window, radiator, coving to the ceiling and spotlights.

Bedroom Four

9'9 x 8'10 (2.97m x 2.69m)

Bedroom four is currently being used as an office space, rear aspect UPVC double glazed window, radiator and coving to the ceiling,

Family Bathroom

5'7 x 7'10 (1.70m x 2.39m)

Opaque rear aspect UPVC double glazed window, ladder heated towel rail, extractor fan, low flush WC toilet, vanity sink unit with mixer tap and mirror above, shaver point, p-shaped bath with shower above, Part tiled walls and vinyl flooring.

Garage

16'6 x 9'1 (5.03m x 2.77m)

With an up and over door. Boiler.

Exterior

At the front of the property is plenty of parking space with a driveway and paved and gravel area. There is rear access from both sides of the property leading to a low maintenance rear garden. Mainly laid to lawn with a paved patio area. Shed with electric. Outside tap.

Location

Pickering is a bustling and vibrant market town set on the edge of the North York Moors, and home to the North Yorkshire Moors Railway Station. This town offers plenty of shops and local amenities, as well as having a good primary and secondary schools. Situated between Scarborough, Whitby, Helmsley and a 20 minute drive to the nearby market town of Malton, which offers fantastic transport links for commuters to York, Leeds and London via rail and bus links.

AML Checks

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.



Road Map



Hybrid Map



Terrain Map



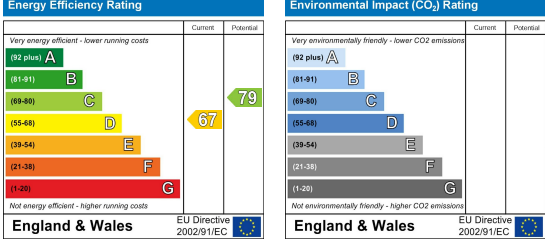
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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