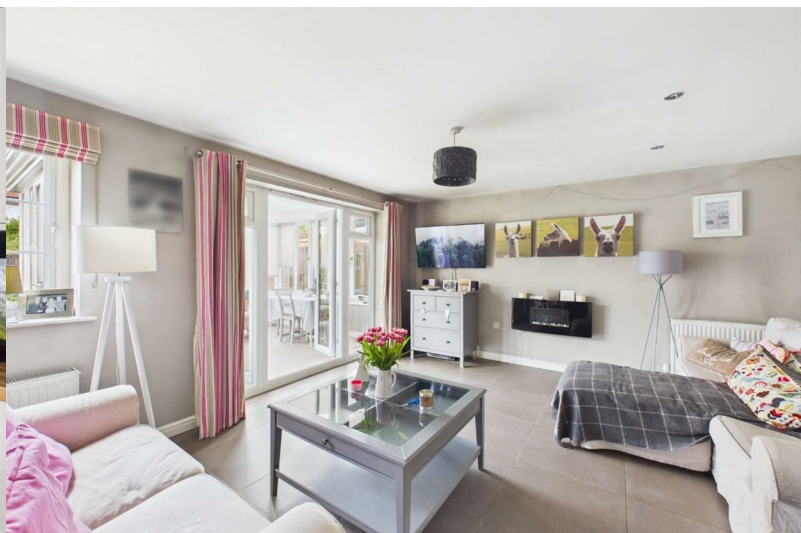




## 71 Woodlands Park

Pickering, YO18 7AH

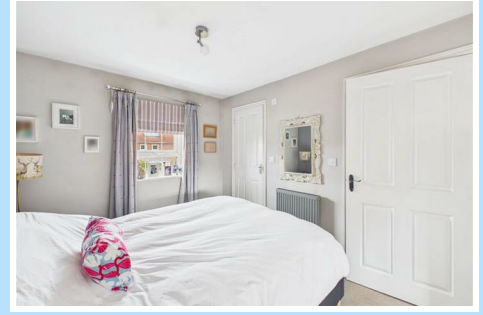
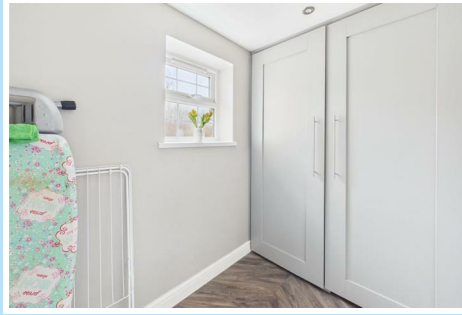
£385,000



# 71 Woodlands Park

Pickering, Pickering, YO18 7AH

£385,000



Nestled in the desirable area of Woodlands Park, Pickering, this charming detached family home offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, including a master suite complete with an ensuite shower room, this property is ideal for families. The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining. A delightful sunroom or conservatory extends the living area, allowing natural light to flood in and creating a warm, welcoming atmosphere. Additionally, the converted garage has been thoughtfully transformed into a utility room and wet room, enhancing the practicality of the home. The exterior features a private and enclosed rear garden, designed for low maintenance, making it an ideal spot for enjoying sunny days without the burden of extensive upkeep. Driveway parking is also available, ensuring convenience for residents and guests alike. This property is not only a wonderful family home but also a fantastic opportunity to reside in a sought-after location. With its spacious living accommodation and thoughtful design, it is sure to appeal to those looking for a comfortable and stylish living environment. Don't miss the chance to make this delightful house your new home.

- Detached three bedroom family home
- Spacious sitting room with beautiful sunroom/conservatory
- Master bedroom with ensuite and two further double bedrooms.
- Converted garage offering utility room and wet room
- Private and enclosed sunny garden
- Driveway parking
- Sought after location in Pickering

## Entrance Hall

Entering the property via the composite front door into the hallway with radiator and laminate flooring.

## Guest WC

UPVC side aspect window, radiator, electric box, 'Ideal' gas boiler, laminate flooring, pedestal sink with mixer tap, and low flush WC.

## Kitchen Breakfast Room

Kitchen breakfast room, with UPVC front aspect window, range of wall and base units, one and a half sink drainer with mixer tap, integrated dishwasher and integrated fridge freezer. Gas hob with electric oven below and extractor fan above. Laminate flooring, laminate worktop, spotlights and radiator.

## Sitting Room

Sitting room with tile flooring, radiator, electric wall fire, UPVC rear aspect window. Under stairs storage cupboard. UPVC rear aspect patio doors leading to:

## Conservatory/Sunroom

A partly brick built construction with full double glazed UPVC windows all around, side aspect patio doors leading

into the garden. Lantern ceiling skylight window. Electric modern wall radiator. Underfloor heating.

## Inner Hall

Forming part the garage extension:

## Utility Room

UPVC double glazed front aspect window, laminate flooring, radiator and cupboard housing a space for a washing machine and tumble dryer.

## Wetroom/Hobbies Room

Designed as a shower wet room. UPVC double glazed rear aspect window, radiator.

## Landing

UPVC double glazed side aspect window on the stairs. Loft access to partly boarded space. Cupboard housing the water tank and solar panel electrics.

## Master Bedroom

UPVC double glaze due aspect front and rear windows, two radiators, built in wardrobe. Door leading to:

Tel: 07515763622

### Ensuite Shower Room

UPVC double glazed rear aspect window, walk in shower with mermaid board detail and power shower above, tiled floor, electric heated ladder towel radiator, low flush WC, pedestal sink with mixer tap.

### Bedroom Two

UPVC double glazed two front aspect window, radiator.

### Bedroom Three

UPVC double glazed rear aspect window, radiator.

### Bathroom

Fully tiled walls, electric heated ladder towel radiator, panel bath with separate shower above, low flush WC, pedestal sink with mixer tap and extractor fan.

### Exterior

Driveway parking to the front of the property with shrub, lawn area and path leading to the front door. Side access leads

to a rear fenced garden and opens to a private and enclosed rear garden. Mainly set to lawn with low maintenance shrubs. Two paved patios areas, shed and outside tap.

### Services

Mains connected to water, drainage, gas and electric. Solar panels in place.

### 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.



## Road Map



## Hybrid Map



## Terrain Map



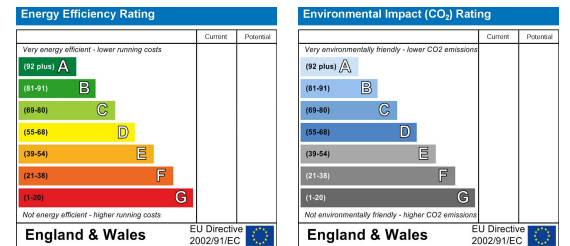
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.