



## 8 Woodlands Park

Pickering, YO18 7AH

Offers Over £385,000



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Nestled in the charming Woodlands Park area of Pickering, this delightful detached family home offers a perfect blend of comfort and modern living. Built on this established development, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The extended kitchen is a standout feature, designed with a modern kitchen at the centre. The home comprises three generously sized double bedrooms, ensuring that everyone has their own private space. The master bedroom is particularly impressive, complete with an ensuite shower room. In addition to the ensuite, there is a well-appointed family bathroom. Outside, the property benefits from driveway parking and a low-maintenance private rear garden. Situated in a sought-after location, this home is within easy reach of the amenities and attractions that the desirable town of Pickering has to offer. With its combination of spacious living accommodation, modern features, and a prime location, this detached house is an ideal choice for families looking to settle in a welcoming community.

- Three bedroom detached property with additional ground floor reception room
- Downstairs WC and Utility Room
- Private and enclosed low maintenance garden
- Immaculate throughout!
- Spacious living accommodation
- Master bedroom with en-suite shower room
- Off street parking
- Extended, modern breakfast kitchen
- Two further double rooms
- Popular development in Pickering

### Entrance Hall

Galzed front door, tiled gloss flooring, stairs and radiator.

### Guest WC

UPVC double glazed side aspect window, low flush WC, pedestal wash basin. Gas boiler and electric unit.

### Office/Snug

UPVC double glazed front aspect window, radiator and solid wood flooring.

### Sitting Room

UPVC double glazed rear aspect window and patio doors leading to the garden, two radiators, solid wood flooring and understairs storage cupboard.

### Inner Hall

Tiled gloss flooring with LED inset lighting. Door leading to:

### Laundry Room

UPVC double glazed size aspect door. Range of modern gloss wall and base units with splash back, stainless steel sink unit and drainer with mixer tap. Space for a washing machine and tumble dryer. Tiled gloss flooring.

### Dining Room

UPVC double glazed front aspect windows and door. Electric wall radiator. The vendors currently use this space as a dining area but as it has a front door this space could be adapted if someone works from home or requires a hobby room or ground floor bedroom.

### Kitchen Breakfast Room

A stunning kitchen with UPVC double glazed rear aspect window, side aspect patio doors and ceiling lantern window with LED stip lighting. Range of modern gloss wall and base units with laminate work tops and splash backs. Large American fridge, Drinks fridge, Smeg dishwasher and large Smeg oven range with extractor hood above. Tiled gloss flooring with LED lighting in kick boards and underlighting, breakfast bar and radiator.

### Landing

Loft access and radiator.

### Master Bedroom

Dual front and rear aspect UPVC double glazed windows, two radiators and dressing area with fitted wardrobes. Door leading to:

### En-suite Shower Room

UPVC double glazed rear aspect window, sink vanity unit with low flush WC and sink, shower cubicle with rainfall shower and additional attachment, part tiled walls, extractor fan and heated ladder towel radiator.

### Bedroom Two

UPVC double glazed front aspect window, radiator and fitted wardrobes.

### Bedroom Three

UPVC double glazed rear aspect window, fitted wardrobes and radiator.

### Family Bathroom

UPVC double glazed rear aspect window, panel bath with shower over, pedestal sink and low flush WC. Part tiled walls and heated ladder towel rail. Airing cupboard.

### Exterior

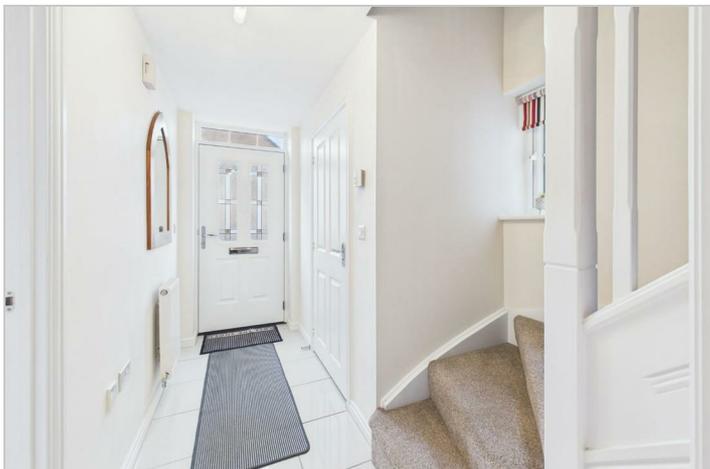
Driveway parking to the front of the property. The rear garden has been fully paved with Indian sandsstone flags and fencing to the boundaries. There is a also an outside tap.

### Services

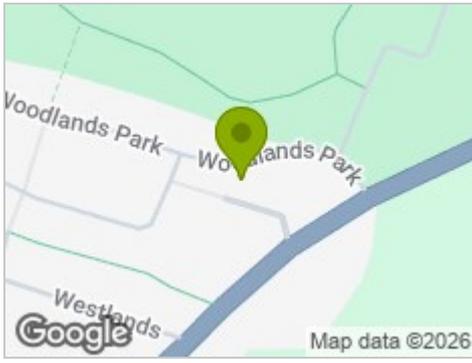
Mains connected to water, drainage, gas and electric.

### 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



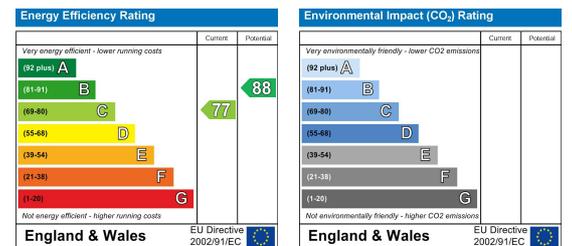
## Floor Plan



## 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



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