

## 4 CARR FIELD CLOSE PICKERING



**Detached property situated in a small residential development on the southern edge of town, providing well specified family accommodation together with garage, garden and off-street parking.**

950 ft2 of attractive, well presented accommodation.

Entrance Hall – Cloakroom – Open plan Dining Kitchen – Utility Room - Sitting Room  
Master Bedroom with En-suite Shower Room – Two Further Bedrooms – House Bathroom

5 years remaining on the build guarantee.

Ample parking – Single Garage

Gardens to the front and rear.

### GUIDE PRICE £295,000

**Built in 2019, 4 Carr Field Close is a contemporary detached three-bedroom property, with nicely presented accommodation and an unusually generous garden. Garage and off-street parking.**

Finished to a good standard throughout, the current owners have further enhanced the property with high quality flooring and carpet and a number of bespoke touches including panelling to the sitting room. The result being a high-quality family home which benefits from a high level of energy efficiency, scoring a B/82 in the EPC scoring; making it exceptionally economical to run.

The family home provides just under 1000 ft<sup>2</sup> of accommodation which in brief comprises; entrance hall, cloakroom, living room, generously proportioned dining kitchen and a separate utility room.

On the First Floor are three bedrooms including master bedroom with en-suite shower room and a further house bathroom.



There is ample parking on the driveway to the front and within the integral single garage. Attractive gardens stand to the rear and front. The property has double glazed windows throughout and central heating is gas fired with a high pressurised water system. Outstanding balance of build guarantee.

Carr Field Close is located on the southern edge of the town, just off Firthland Road and takes in views across the town, with the spire of St Peter & Paul in clear sight to the northeast. Pickering offers a wide range of amenities, including primary school, surgery, library, sports centre and swimming pool. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

**ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

Front door with inset glazed pane. Casement window to the side. Radiator. Stairs to the first floor with a large fitted understairs cupboard.



**LIVING ROOM**

3.92 m (12'10") x 3.70 m (12'2")

Casement window to the front. Radiator. Feature wall with portrait panelling. Television point.



#### CLOAKROOM

1.60 m (5'3") x 0.90 m (2'11")

Low flush WC. Corner wash hand basin. Extractor fan. Radiator.

#### DINING KITCHEN

5.51 m (18'1") x 2.83 m (9'3")

Stylish range of white gloss units with a wood style worktop incorporating a one and a half bowl stainless steel sink unit. Range of integrated appliances; electric oven with four ring gas hob and extractor overhead. Fridge freezer. Dishwasher. Radiator. Casement window to the rear. French windows to the rear.



#### UTILITY ROOM

1.90 m (6'3") x 1.60 m (5'3")

White gloss fitted units with wood effect worktop. Automatic washing machine point. Tumble drier point. Ideal gas fired central heating boiler. Fitted storage cupboard. Half glazed door out to the side.



#### FIRST FLOOR

##### GALLERIED LANDING

Window to the side. Large fitted storage cupboard. Loft access hatch; the loft is fully insulated.



##### BEDROOM ONE

3.93 m (12'11") x 3.24 m (10'8")

Casement window to the front. Radiator. Range of mirror fronted fitted wardrobes. Television point.



**EN-SUITE SHOWER ROOM**

1.78 m (5'10") x 1.78 m (5'10")

Corner shower cubicle with a dual shower overhead. Low flush WC. Pedestal wash hand basin. Half tiled walls to part. Radiator. Extractor fan. Casement window to the front.



**BEDROOM TWO**

2.91 m (9'7") x 2.82 m (9'3")

Casement window to the rear. Radiator



**BEDROOM THREE**

2.90 m (9'6") x 2.60 m (8'6")

Casement window to the rear. Radiator



**HOUSE BATHROOM**

2.10 m (6'11") x 1.70 m (5'7")

Bath with a tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Half tiled walls to part. Radiator. Extractor fan. Casement window to the side.



## OUTSIDE

4 Carr Field Close is situated on the approach into hat is a small residential development. To the front is a neat patch of garden with driveway to the side leading to the single garage.

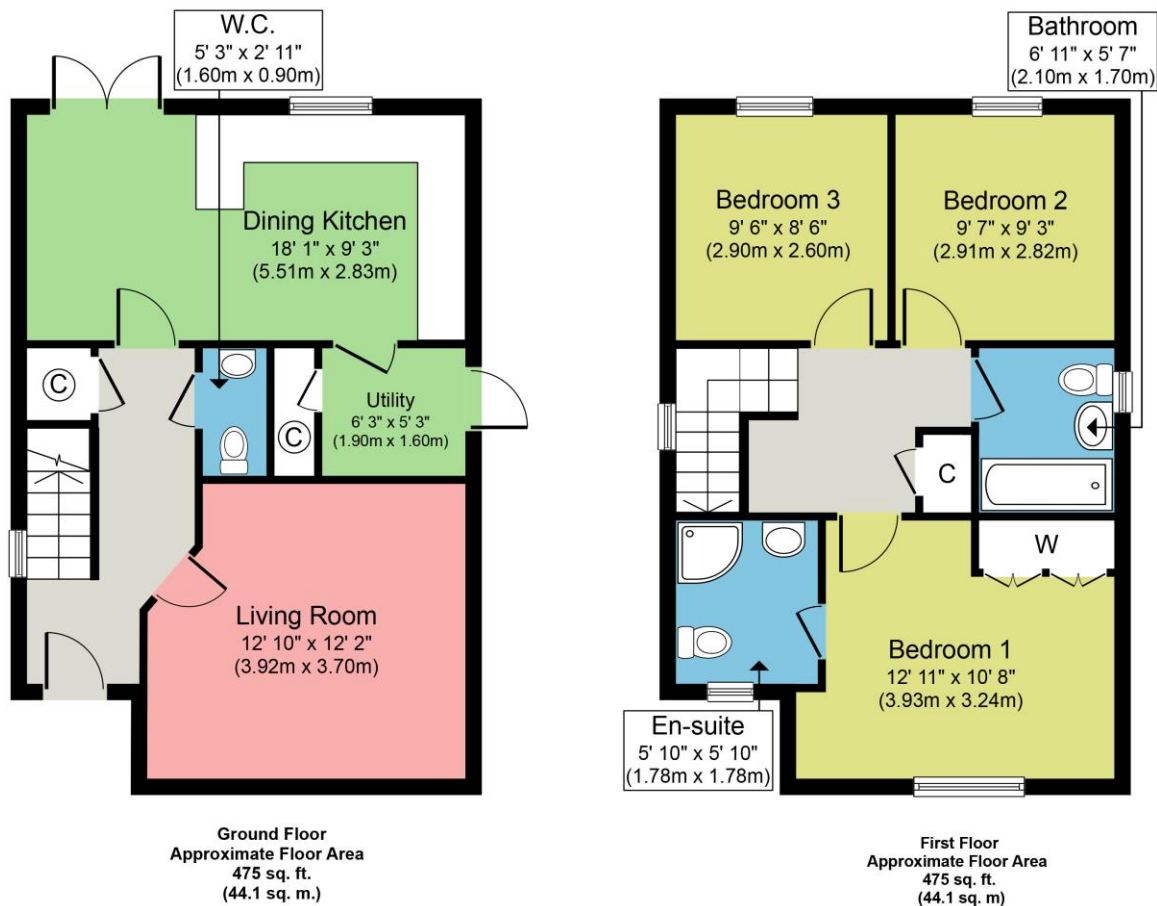


The back garden is unusually generous, with a flagged patio area to the immediate rear which gives way to a lawned garden. The garden is fenced to all sides, with access around to the front to the side over the drive. There is an outside water and electricity supply.

## GARAGE

5.77 m (18'9") x 2.80 m (9'1")

Metal up and over door.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## GENERAL INFORMATION

- Services: Mains water, drainage, gas and electricity.  
 Council Tax: Band D  
 EPC: Current B/72. Potential A/94  
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.  
 Viewing: Strictly by appointment with the Agent's Pickering office.  
 Postcode: YO18 8EZ  
 Please note: Maintenance is payable for the Developments grounds. Approx £350 PA

## ADDITIONAL INFORMATION

*Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is given as an approximate guide. The services as described have not been tested and cannot be guaranteed. 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 within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

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