



Picksley Crescent

Holton-le-clay
DN36 5YF

Offers in the Region Of £285,000

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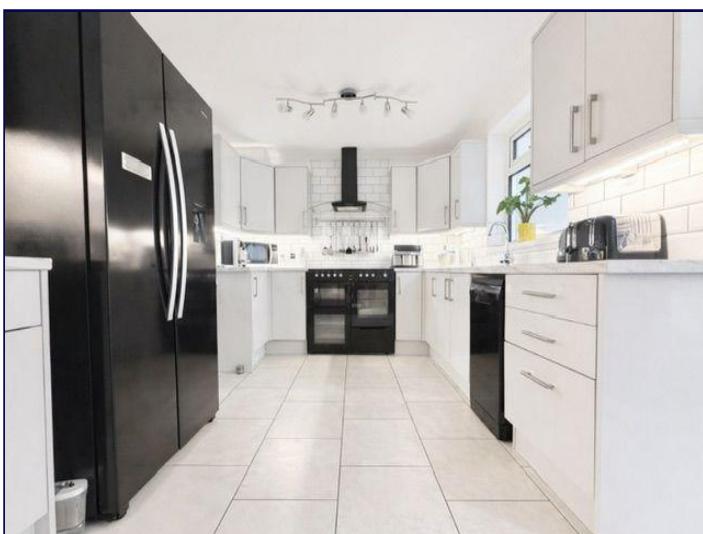
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Property Introduction

A Superb Family Home in a Sought-After Location We are delighted to present this superbly presented immaculate three-bedroom detached house, perfectly situated in a sought-after residential location. The extended property sits in the heart of the village, close to local junior schools, amenities, and bus transport links, making it an ideal choice for families and commuters alike. The interior boasts a spacious entrance hall, lounge, cloakroom, and a gorgeous open-plan kitchen dining sun room with utility area. The first floor features three good-sized double bedrooms and a stunning recently refurbished bathroom with walk-in low threshold shower and freestanding bath. Outside, the rear garden is low maintenance and enjoys a southerly aspect, featuring a slab patio, raised decking, and Astro turf, all enclosed with fencing. The front provides off-road parking for a minimum of three cars, making it perfect for families with multiple vehicles or those who like to caravan plus there is a long concrete driveway and detached brick single garage to the rear. With its perfect blend of style, comfort, and practicality, this property is a rare find. Schedule a viewing today and make this superb family home yours! Would you like to know more about the local area or arrange a viewing?

Entrance hall

16' 4" x 6' 10" (4.97m x 2.08m)

A stunning entrance hall has uPVC composite frosted door with full length uPVC frosted window to its side and further uPVC window

to the side with blind, the floor is laid to light brown wood effect tiling with green painted walls to coving, radiator and pendant light.

Lounge

16' 5" x 10' 9" (5.00m x 3.28m)

A spacious lounge uPVC floating curved bay to the front, beige carpet, beige decor to coming with a feature wall to coving, radiator, wall lights, modern white fire surround with black marble inset and hearth with electric fire.

Kitchen diner

9' 11" x 18' 0" (3.02m x 5.49m)

An open plan kitchen dining room has light grey gloss wall and base units with grey marble effect work tops and grey one and a half sink drainer over, white tiled splash backs and white decor to coving, space for range cooker with fixed glass extractor over, space for slimline dishwasher and wine fridge, uPVC window, Amtico white tile effect LVT flooring, space for dining table with feature decorated wall, pendant light and ceiling light plus radiator.

Sun room

11' 5" x 9' 11" (3.49m x 3.01m)

Open plan from the kitchen diner the sun room has uPVC windows and uPVC French doors to the rear garden with a continuation of the Amtico tile effect flooring from the kitchen dining area, white and grey decor, fitted vertical blinds, seven down lights, two wall lights and radiator.

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Utility area

6' 0" x 7' 9" (1.84m x 2.37m)

Open plan from the sun room with uPVC glazed side door, the utility has dedicated light grey gloss base units with grey marble effect work tops over, space ad plumbing for washing machine and dryer, down lights, uPVC windows with vertical blinds and Amtico white tiled flooring.

Stairs and landing

The stairs and landing have striped carpet, uPVC window to the side with blind, green decor to coming, airing cupboard and pendant light. There is also an input ventilation system, providing a continuous supply of fresh, filtered air.

Bedroom One

13' 11" x 11' 1" (4.23m x 3.39m)

The main bedroom has a generous range of fitted wardrobes, uPVC window with blind to the front, light brown carpet, white decor with feature grey wall, radiator and fan light.

Bedroom Two

12' 5" x 8' 10" (3.78m x 2.69m)

With white and blue themed decor to coving, uPVC window to the rear, light grey carpet, radiator and uPVC window with blind.

Bedroom Three

8' 4" x 8' 10" (2.55m x 2.70m)

A good sized third bedroom has white decor with two grey feature walls to coving, grey decor, uPVC window with blind, radiator and pendant light.

Family Bathroom

7' 4" x 9' 9" (2.23m x 2.97m)

A recently fitted new bathroom has large walk in low threshold shower, freestanding bath, sink and WC, grey aqua boarded walls and ceiling, uPVC window and blind, chrome towel radiator, ceiling light and built in mirror and storage cupboards.

Rear garden

A low maintenance south facing rear garden has grey slab patio area, astro grass and raised decking to the back of the garden. The garden is enclosed with fencing with driveway to timber gates one side and gated access to the other. The rear has lighting to the

garage side and side of the house along the driveway with plumber irrigated system to pots and the raised planted soil border to the rear. There is also lean to storage at the back of the garage and water collection butt from the garage.

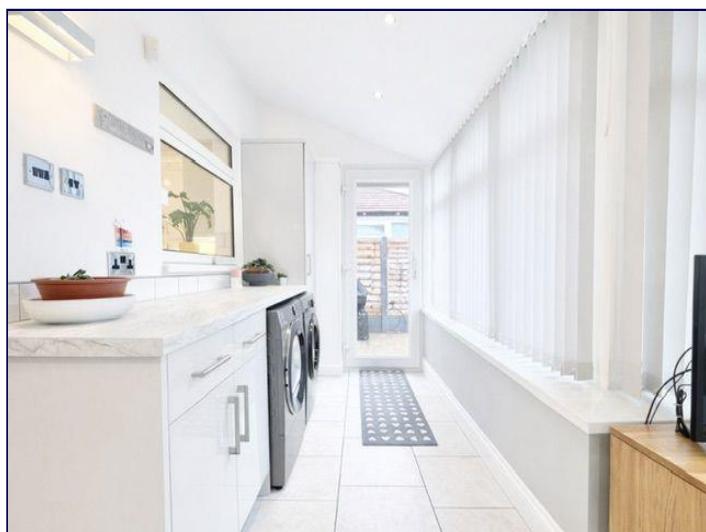
Front garden

With real curb appeal the front has open driveway with graveled drive providing space for three cars or with enough depth for camper van or caravan. The front has a wall and iron railings which lead down onwards side with retains and landscaped soil borders having built in water irrigation system. The other side has fence to the side. Timber gates lead to a concrete driveway to the garage on one side with timber an metal gates providing access and security to the other.

Detached garage

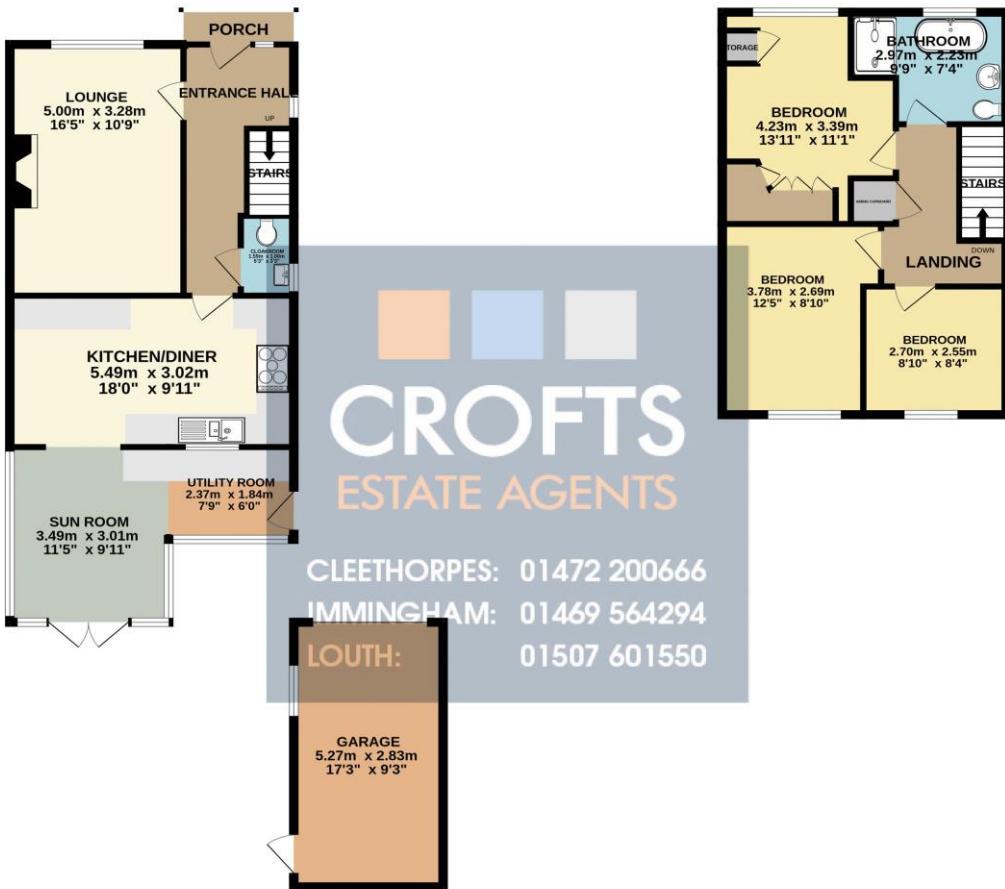
17' 3" x 9' 3" (5.27m x 2.83m)

The garage is of brick and tile construction with up and over metal garage door to the front, uPVC window and separate uPVC door to the side, power and light plus eaves storage.



GROUND FLOOR
73.5 sq.m. (791 sq.ft.) approx.

1ST FLOOR
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA: 116.5 sq.m. (1254 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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