

# GIVENBROOK MAIN STREET, ALLERSTON



Highly individual, newly constructed detached property, quietly located on an elevated site in Allerston Village.

Finished to an exceptionally high standard and newly carpeted the well proportioned accommodation briefly comprises; utility room, cloakroom, stylish dining kitchen, snug/family room, lounge with feature fireplace and with french windows opening out onto the patio and rear garden. Ground floor bedroom with en-suite wet room. On the first floor; three further double bedrooms, including Master bedroom with en-suite and additional family bathroom.

Neat, easily maintainable garden encircles the property. Ample Parking

## GUIDE PRICE £350,000

Beautifully presented newly constructed family home, quietly located on an elevated site within Allerston Village. Givenbrook presents a unique combination of the traditional and the contemporary, with traditional stone construction under a pantile roof but with cedar wood and stainless steel sidings to the first floor windows adding a modern twist. Constructed and finished to an exceptionally high standard the property offers well proportioned and flexible accommodation and boasts high quality fixtures and fittings including solid oak doors and floors, a stylish fitted kitchen and master suite with en-suite.

Accommodation briefly comprises on the ground floor; Utility room, cloakroom, family room/snug, dining kitchen, lounge with feature pewter fireplace and french windows opening out onto the patio and rear garden and ground floor bedroom with en-suite wet room. On the first floor; dual aspect master bedroom with en-suite shower room. Two further double bedrooms, and stylish family bath room. To the front and rear are pretty, easily maintainable lawned gardens. There is ample parking to be found in, and to the front of the integral single garage and within the gravelled parking area. All windows are double glazed and the central heating is oil-fired. The property has a full 10 year build warranty and has been newly carpeted.

Allerston is a small village located off the A170 Thirsk to Scarborough trunk road, some 5 miles to the East of the market town of Pickering. The Village lies to the south of the main road and is an attractive blend of traditional stone cottages and some more recent additions. Immediately to the north of the village lie Dalby Forest and the North York Moors National Park, with limitless opportunities for countryside pursuits. Allerston has excellent access to the A64 and Malton, where there is a railway station and connections to York. The Village also benefits from a pub and pretty parish Church.



## ACCOMMODATION COMPRISES

### FRONT DOOR

Solid oak front door with cedar and pantile porch canopy set on stone and timber pillars over.

### ENTRANCE HALL

4.34 m(14'3") x 1.90 m(6'3") max

Solid oak floorboards. Inset lights. Telephone point. Painted timber and oak topped staircase to First Floor. Generous under stairs cupboard. Radiator.

### DINING KITCHEN

4.30 m(14'1") x 3.40 m(11'2")

Range of matching base and wall units with solid oak work tops and incorporating glazed display cabinet and ceramic Belfast sink with mixer tap. Integrated fridge, integrated freezer. Integrated Dishwasher. Four door Leisure electric Range Cooker with matching chrome extractor hood over. Tiled splash back. Ceramic tiled floor. Radiator. Inset lights. Casement windows to the front elevation. Open plan to;



### FAMILY ROOM/SNUG

4.00 m(13'1") x 3.54 m(11'7")

Solid oak floor. Inset lights. Television point. Radiator. French windows opening out into the rear garden.



#### UTILITY ROOM

2.93 m(9'7") x 1.80 m(5'11")

Range of matching base and wall units. Single bowl, single drainer stainless steel sink unit with mixer tap. Automatic washing machine point. Radiator. Inset lights. Rear door to outside

#### CLOAKROOM

1.84 m(6'0") x 0.90 m(2'11")

Low flush WC, Wash hand basin. Extractor fan.

#### LOUNGE

5.30 m(17'5") x 4.90 m(16'1") max

Handsome Pewter open fireplace, set on stone hearth. Radiator. Inset lights with dimmer switch. Television point. French windows with full length windows to either side, opening out into the rear garden.



#### BEDROOM FOUR

3.44 m(11'3") x 3.00 m(9'10")

Casement window to the front elevation. Television point. Telephone point. Radiator. Inset light



#### ENSUITE WET ROOM

1.92 m(6'4") x 1.50 m(4'11")

Fully tiled walls. Tiled mosaic floor. Low flush WC. Corner wash hand basin. Shower with chrome electric power

shower over. Extractor fan. Chrome heated ladder towel rail. Inset light. Radiator. Mirrored wall light



#### FIRST FLOOR

##### LANDING

2.60 m(8'6") min x 3.20 m(10'6") min

Velux to the rear elevation. Radiator. Loft access hatch.

##### MASTER BEDROOM

6.30 m(20'8") max x 4.30 m(14'1") min

Dual aspect with casement windows to both the rear and front elevation. Four eaves storage cupboards. Radiator. Inset light. Television point. Telephone point. Sizable niche measuring 1.45m x 1.76 - ideal for fitted cupboards.



##### EN-SUITE SHOWER ROOM

3.30 m(10'10") x 1.45 m(4'9")

Low flush WC and wash hand basin set in vanity unit. Fully tiled shower cubicle with chrome electric power shower over. Fitted mirrored cupboard. Range of fitted cupboards. Sun tube. Inset light. Extractor fan.



#### BEDROOM TWO

3.46 m(11'4") x 2.19 m(7'2") min

Double room. Television point. Telephone point. Two eaves storage cupboards. Casement window to the front elevation. Inset lights. Radiator.

#### BEDROOM THREE

4.00 m(13'1") min x 3.00 m(9'10")

Double room. Radiator. Eaves storage cupboard. Velux window to the rear elevation. Television point. Telephone point.

#### FAMILY BATHROOM

2.30 m(7'7") x 2.10 m(6'11")

Matching white suite comprising; Low flush WC. Pedestal wash hand basin. Bath with chrome shower attachment. Heated ladder towel rail. Radiator. Mirrored fitted cupboard. Inset lights. Extractor fan. Glazed casement window to the rear. Eaves storage cupboard.

#### OUTSIDE

##### INTEGRAL GARAGE

5.58 m(18'4") x 3.05 m(10'0")

Matching stone construction. Concrete floor. Metal up and over door. Floor mounted oil central heating boiler. Electric light and power. Power pressure tank to ensure superior water pressure.

#### GARDEN

Givenbrook enjoys an elevated position within the village and has pleasant views from the rear over the Vale of Pickering towards the Howardian Hills. Allerston Beck runs across the front of the site, which is set well back from the village street. Immediately to the front of the property and set behind a raised stone wall is a pretty, easy to maintain lawned area with borders to the front and side and enclosed by wrought iron fencing and a low dry stone wall.



An Indian Stone path leads to the front door and around the side of the property to the rear garden. Private and enclosed, the rear garden is lawned and with a most attractive Indian Stone patio area, edged with slate and with outside lighting, ideal for al fresco dining. Parking can be found to the side of the property on the gravelled drive and in front of the Single Garage. There is an outside power point and outside tap.

#### GENERAL INFORMATION

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| Services: | Mains water, electricity and drainage. Oil Fired Central Heating  |
| Tenure:   | We understand that the property is Freehold and that vacant possession will be given upon completion.   |
| Viewing:  | Strictly by appointment through the Agent's Pickering office.   |
| Legal:    | There is a right of way, with or without a vehicle, over the drive on the northern side of the property |

#### 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 intended only 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. Ravensworth 01670 713330