

THE AUTUMNS HIGH MARISHES



Spacious and attractive detached bungalow located in a pleasant rural location. Accommodation comprises: dining kitchen, garden room, sitting room and dining room. Three bedrooms, including master bedroom with en-suite and further house bathroom. Lovely gardens to all sides with open views to the rear. Detached garage and ample parking

GUIDE PRICE £335,000

The Autumns is an attractive, individual and well-proportioned detached bungalow located in a rural position with far reaching open views to the south, towards the Yorkshire Wolds. Set on a generous plot size with gardens and ground to all sides, a detached single garage and ample parking and turning on the gravelled drive.

The spacious and well maintained accommodation briefly comprises; entrance porch, dining kitchen, garden room, dining room and triple aspect sitting room. Three double bedrooms, including master bedroom with en-suite shower room and further house bathroom. Outside there are pretty lawned gardens to the front and rear with a vegetable plot to the side of the property and a useful garden shed and greenhouse. The windows are double glazed to part and heating is LPG gas-fired.



High Marishes is a rural location yet conveniently located just off the A169 Malton to Pickering Road and as such has excellent road links with Malton, York and the A1(M) motorway network. Malton lies 4.5 miles to the south and Pickering 4 miles to the north, all local amenities can be found in both towns. A bus stop with direct bus routes to Malton, Pickering and the surrounding area is only a few minutes walk away.

ACCOMMODATION COMPRISES

FRONT DOOR

Timber door with inset stained glass panels with corn sheaf motif.

ENTRANCE PORCH

2.93 m(9'7") x 1.66 m(5'5")

Two windows to the front elevation with secondary glazing. Radiator. Window to the side elevation. Internal window to

the hall. Timber panelled door with inset glazed panes leading to;

HALLWAY

Two windows to the side with secondary glazing. Coving. Deep fitted cupboard with ample hanging and shelving housing electric metres. Door to Sitting Room. Door to Dining Room. Double fitted airing cupboard housing hot water cylinder with immersion heater with slatted shelving. Radiator. Corridor leading to Master Bedroom.

DINING KITCHEN

4.64 m(15'3") x 2.94 m(9'8")

Range of matching timber base and wall units incorporating one and a half bowl single drainer stainless steel sink unit. Tiled splashback. Tiled floor. Radiator. Automatic washing machine point. Electric cooker point. Wall mounted Ideal WL gas fired central heating boiler. Telephone point. Television point. Coving. Upvc window to the rear, south facing, elevation with views overlooking the garden. Dishwasher point. Steps down to;



GARDEN ROOM

3.78 m(12'5") max x 3.10 m(10'2")

Radiator. Full length window to the south elevation, overlooking the garden. Upvc windows to the side elevations. Door leading out onto the garden. Television point.



DINING ROOM

3.81m(12'6") x 3.25 m(10'8")

Coving. Radiator. Internal window to the garden room and beyond. Double door with glazed panes and bull's-eye panels opening to;



SITTING ROOM

5.48 m(18'0") x 4.55 m(14'11") max

Triple aspect room with windows to the front and side and sliding patio doors leading out to the garden. Two radiators. Television point. Coving. Cast iron wood burning stove set in stone alcove with polished natural stone hearth and timber over-mantel.



MASTER BEDROOM

4.67 m(15'4") x 3.49 m(11'5")

Coving. Two casement windows to the front elevation with secondary glazing. Two upvc windows to the side. Radiator. Telephone point. Fitted wardrobes with mirrored front. Fitted double cupboard with shelving and hanging space. Door to;



EN-SUITE SHOWER ROOM

1.96 m(6'5") x 1.48 m(4'10")

Low flush WC and pedestal wash hand basin. Shower cubicle with Mira Sport shower over. Electric shaver point. Radiator. Glazed upvc window to the side.

BEDROOM TWO

3.59 m(11'9") x 2.94 m(9'8")

Double room. Radiator. Window to the side elevation with secondary glazing. Coving. Deep fitted cupboard with hanging and shelving space.

BEDROOM THREE

3.59 m(11'9") x 2.67 m(8'9")

Double room. Radiator. Window to the side elevation with secondary glazing. Coving.

BATHROOM

2.56 m(8'5") x 1.75 m(5'9")

Low flush WC and pedestal wash hand basin with bath and Mira Sport shower over. Electric shaver point. Radiator. Glazed upvc window to the side. Partially tiled walls. Coving.

OUTSIDE

SINGLE GARAGE

5.28 m(17'4") x 3.19 m(10'6")

Detached brick and pan tile construction. Concrete floor. Metal concertina roll up door. Electric light and power. Shelving. Storage overhead. Window to the side.

GARDEN.

The property is set behind a mature mixed hawthorn hedge and approached through a painted timber five bar gate onto the gravelled drive where there is ample room for parking and turning. The front garden is largely lawned but interspersed with flower beds planted with spring bulbs, to the side is a vegetable plot.

Immediately to the rear is a flagged patio area, south-facing, and an ideal spot to sit out and take in the far reaching views

over open countryside towards the Yorkshire Wolds.



Beyond is a lawned area which continues around the eastern gable end. Borders planted with perennials and spring bulbs provide plenty of colour and a clematis and honeysuckle covered arbour offers further interest. The garden also houses a number of mature fruit trees, including a flowering Keswick apple and cherry and a useful garden shed and aluminium-framed greenhouse. The LPG gas storage tank is concealed to the rear of the garage. Outside tap. Outside light.



GENERAL INFORMATION

Services: Mains electricity and water. Gas fired central heating (LPG). Private drainage to the septic tank.
Council Tax: Band E
Tenure: It is understood that the property is Freehold and vacant possession will be granted upon completion.
Viewing: Strictly by appointment through the agents Pickering office.
Post Code; YO17 6UQ

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only.

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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