



Monkton Rise, Guisborough

EXECUTIVE 5 Bedroom Detached residence, formerly the SHOW HOUSE on the Exclusive 'Prince Regents Court' Development set on a shared private driveway. Boasting 3 Reception Rooms, 'Orangery' style Conservatory, Study, Fitted Breakfast Kitchen with Pantry and Utility Room, Master Bedroom with Snug, Walk in robes, ensuite, Guest Suite with ensuite. 3 Further Bedrooms and family bathroom.

£600,000

- EXECUTIVE 5 BEDROOM DETACHED RESIDENCE
- MASTER SUITE WITH WALK IN WARDROBES, SNUG & ENSUITE
- PRIVATE ROAD (SHARED BETWEEN 3 PROPERTIES)
- WIDER THAN AVERAGE DOUBLE GARAGE
- 3 RECEPTION ROOMS



Property Description

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Constructed by McLean Homes in 2003 as part of their exclusive 'Prince Regents Court' development, is this superb executive style residence which was the SHOW HOUSE and in consequence boasts many extras over and above the standard specification.

GROUND FLOOR

ENTRANCE PORTICO

With pair of pillars and pair of coach lights.

ENTRANCE HALL

Double uPVC entrance doors leading to a wide entrance hall, underfloor heated tiled floor, central heating radiator, deep ceiling coving, recess spotlights to the ceiling, inset surround sound speaker

units, threewall lights and under stairs cupboard.

DRAWING ROOM

17' 9" x 12' 11" (5.41m x 3.95m) To front aspect. Double half glazed doors leading into Drawing room, marble fire surround incorporating a log effect gas fire, two central heating radiators, deep ceiling coving, recess spotlights to the ceiling, T.V. point, two wall light points and two uPVC windows.

STUDY

12' 6" x 12' 0" (3.81m x 3.66m) To front aspect. Half glazed doors leading into Study. With a range of built-in units comprising a desk, cupboards and shelves, deep ceiling coving, recess spotlights to the ceiling, underfloor heated tiled floor, central heating radiator and two uPVC windows.

CLOAKROOM

With white suite comprising pedestal hand basin with tiled splash back and low flush w.c., corner cupboard and central heating radiator with decorative cover, recess spotlights to the ceiling and extractor fan.

DINING ROOM

13' 9" x 12' 11" (4.20m x 3.95m) To rear aspect. Deep ceiling coving,

underfloor heated tiled floor and central heating radiator. The dining room opens into the orangery.

'ORANGERY' STYLE CONSERVATORY

22' 3" x 13' 6" (6.80m x 4.13m) To rear aspect. Orangery style uPVC 'PK Smart Glass' conservatory with open aspects creating a large open plan entertaining/family living space leading from dining room through to breakfast kitchen. There are electric opening windows to the ceiling and bi-fold doors leading to the rear garden. With recess spotlights to the ceiling, central heating radiator and ceramic tiled floor.

BREAKFAST KITCHEN

13' 9" x 12' 2" (4.19m x 3.71m) Plus 8'2 x 9'6 to Breakfast Area To rear aspect. Range of wall, base and floor units in a contrasting white & navy fascias, complete with matching island breakfast bar with solid granite working surfaces and splash backs incorporating an inset stainless steel sink with waste disposal unit and shower attachment tap. Integrated appliances included 6 burner range cooker with double oven, dishwasher, plate warmer, microwave. Space for American size fridge freezer. Recess spotlights to the ceiling, underfloor heated tiled floor, walk in shelved pantry cupboard and courtesy door leading to the garage.

BREAKFAST AREA

9' 6" x 8' 2" (2.9m x 2.49m) Central heating radiator and underfloor heated tiled floor.

UTILITY ROOM

With range of base units matching the kitchen with wood block effect work surfaces incorporating a Belfast sink. Plumbing for washing machine, recess spotlights to the ceiling, extractor fan, underfloor heated tiled floor and uPVC rear door.

FAMILY ROOM

14' 0" x 13' 4" (4.27m x 4.06m) To rear aspect. Ceiling cornice, recess spotlights to the ceiling, hardwood flooring, Marble fire surround incorporating gas fire and uPVC French doors leading to rear garden.

FIRST FLOOR

LANDING

Galleried landing with deep ceiling coving, recess spotlights to the ceiling, central heating radiator and airing cupboard housing water tank.

MASTER SUITE

16' 0" x 12' 3" (4.88m x 3.73m) A master suite with snug area with double doors opening onto landing. With deep ceiling coving, recess spotlights to the ceiling, two central heating radiators and three uPVC windows. Archway leading to Dressing Area.

Snug Area - 2.66m (8'9) x 2.08m (6'10)

DRESSING AREA

With fitted wardrobes running the full length of two walls, deep ceiling coving and recess spotlights to the ceiling.

MASTER ENSUITE

Half glazed door, part tiled, white suite comprising of walk-in shower enclosure, roll top bath, pair of his and hers' hand basins set in a vanity unit with two mirrors above, low flush w.c. with push button flush, central heating radiator, recess spotlights to the ceiling and inset surround sound speakers and uPVC window.

GUEST SUITE

15' 9" x 11' 9" (4.8m x 3.58m) To rear aspect. With built-in wardrobes to one wall, deep ceiling coving, recess spotlights to the ceiling, two wall light points, central heating radiator and two windows overlooking the rear garden.

ENSUITE SHOWER ROOM

Part tiled with white suite comprising large shower cubicle, pedestal hand basin with mono tap and w.c. with push button flush, central heating radiator, extractor fan and recess spotlights to the ceiling and Velux window.

BEDROOM 3

13' 6" x 11' 5" (4.11m x 3.48m) To rear aspect. With fitted wardrobes, central heating radiator, deep ceiling coving, recess spotlights and two uPVC windows.

BEDROOM 4

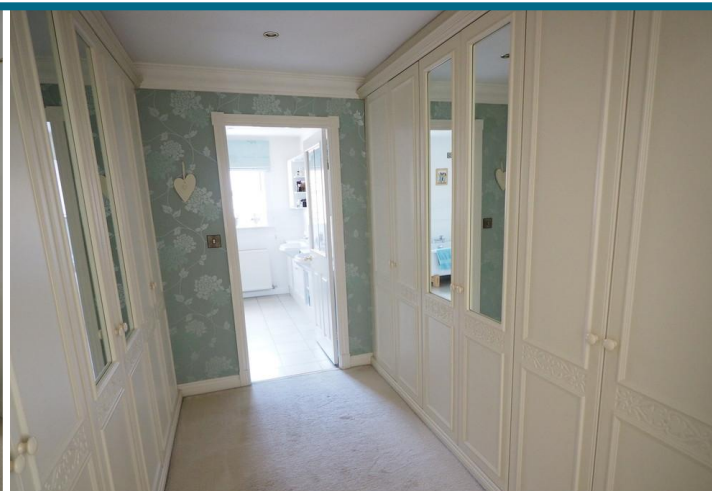
13' 4" x 9' 4" (4.06m x 2.84m) To front aspect. With fitted cupboard, central heating radiator, deep ceiling coving, recess spotlights and two uPVC windows.

BEDROOM 5

10' 8" x 9' 6" (3.25m x 2.9m) To rear aspect. With deep ceiling coving, recess spotlights, inset surround sound speakers and two uPVC windows.

FAMILY BATHROOM

Fully tiled, white suite comprising corner 'Jacuzzi' bath with steps,



Tenure

Freehold

Council Tax Band

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Viewing Arrangements

Strictly by appointment

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shower cubicle, low flush w.c. and hand basin set in a vanity unit, central heating radiator, extractor fan, recess spotlights to the ceiling, inset surround sound speaker and uPVC window.

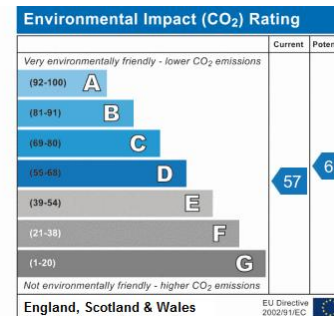
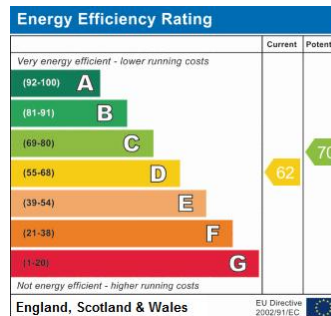
EXTERNALLY

DOUBLE GARAGE

20' 5" x 18' 11" (6.22m x 5.77m) A larger than average double garage with an extra 300mm wider pillar to pillar making access easier. Complete with power & light, two electric roller doors, side uPVC courtesy door and wall mounted gas central heating boiler.

GARDENS

To the front there is a double width block paved driveway and pathway to the front door. There are two small circular lawn areas with bedding to the edges. There is a gated path to the side of the house. The rear garden has a fence enclosing a landscaped garden. There are large sections of paved patio areas. A decked area separates a split level garden. The bottom tier is mainly laid to lawn whereas the top tier has artificial grass for low maintenance. There are also various light fittings throughout as well as cold water tap.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.