

FOR SALE



Middlesbrough Road, Guisborough

4 Bedrooms, 2 Bathroom, Detached House

£560,000


MARTIN&CO



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4 Bedrooms, 2 Bathroom

£560,000

- Gated Entrance
- Private Driveway
- Large Wrap Around Garden
- Close to Amenities
- Farmhouse Kitchen

FULL DESCRIPTION Welcome to your dream home in the charming town of Guisborough. This spacious four bedroom house boasts a wrap around garden, perfect for hosting outdoor gatherings or simply enjoying a peaceful morning coffee. The gated driveway offers security and privacy, while the large summerhouse with a billiard table provides endless entertainment possibilities.

Step inside this stunning home and be greeted by beautiful views of Roseberry Topping. The layout is ideal for modern living, with plenty of natural light flooding in throughout the day.

Comprising: 4 bedrooms, snug, living room, farmhouse kitchen, garden room, two bathrooms and large summerhouse.

INTERNALLY

GROUND FLOOR

FRONT ENTRANCE Entrance door, cathedral ceiling and carpet flooring.

FRONT LOBBY Wooden entrance door, ceiling cornice, carpet flooring and stairs leading to the first floor.

SNUG 14' 8" x 13' 1" (4.49m x 3.99m) To front aspect. Ceiling cornice, dado, wooden and brick fire surround incorporating wood burner, laminate flooring, double panelled central heating radiator, uPVC window and French doors leading to conservatory.

LIVING ROOM 14' 6" x 12' 11" (4.42m x 3.96m) To front aspect. wood panelling, incorporating wood burner stove, laminate flooring, traditional central





heating radiator and uPVC window.

GARDEN ROOM 13' 8" x 7' 6" (4.18m x 2.31m) uPVC Garden room. With double panelled central heating radiator, laminate flooring. French uPVC door to the rear garden.

KITCHEN/BREAKFAST ROOM 18' 4" x 14' 9" (5.60m x 4.52m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, Belfast inset sink unit, mixer tap, tiled splash backs, granite work surfaces, ceramic solid hot plate hob, electric double range style oven, extractor hood, integrated fridge and freezer, tiled flooring, inset lighting, central heating radiator, three uPVC windows, lantern roof and composite rear door.

PRIMARY BEDROOM 12' 2" x 12' 4" (3.72m x 3.76m) To front and side aspect. Curved ceiling with beam, central heating radiator and two uPVC windows.

ENSUITE BATHROOM Part tiled walls and wood beam

to ceiling. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, tiled bath with central mixer tap, extractor, separate glazed shower cubical, tiled flooring, heated towel rail and uPVC window.

FIRST FLOOR

LANDING With uPVC window and loft access hatch to loft space via retractable ladder.

BEDROOM TWO 14' 3" x 12' 9" (4.35m x 3.90m) To front aspect. Feature fireplace, central heating radiator and uPVC window.

BEDROOM THREE 14' 4" x 13' 0" (4.39m x 3.97m) To front aspect. Feature fireplace, central heating radiator and uPVC window.

BEDROOM FOUR 11' 6" x 9' 1" (3.53m x 2.78m) To side aspect. Fitted wardrobes, central heating radiator and uPVC window.



SHOWER ROOM Part tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, large shower cubical containing Mira electric shower, extractor, vinyl flooring, heated towel rail and uPVC window.

EXTERNALLY

GARDENS This is a large full wrap around garden with many features. Including multiple patios, various decking, chicken coop and run, zip wire, metal pergola with retractable roof, garden is laid to lawn with borders and fencing all enclosed Cold water external tap.

SUMMER HOUSE/BILLIARD ROOM 21' 4" x 13' 4" (6.51m x 4.07m) uPVC summer house. Laminate flooring. French uPVC door on to the garden.

SUMMERHOUSE/BAR uPVC Summerhouse. Containing a bar, with laminate flooring. French uPVC doors leading to patio area.

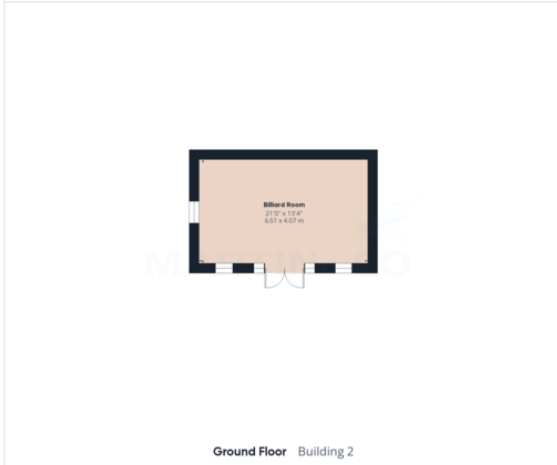
GATED DRIVEWAY Providing parking for multiple cars.

GARAGE With up and over door, power and light with side carport.



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Approximate total area¹
 1920.6 ft²
 178.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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