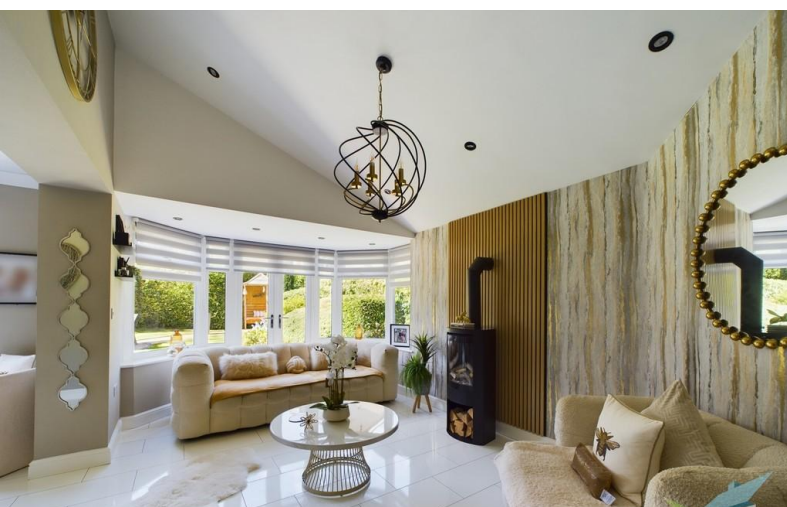


FOR SALE



Allerston Way, Guisborough

5 Bedrooms, 3 Bathroom, Detached House

£535,000

MARTIN&CO



Allerston Way, Guisborough

5 Bedrooms, 3 Bathroom

£535,000

- Stunning Family Home
- Previously A Showhome Property
- Immaculate Condition Throughout
- Recently Upgraded Modern Kitchen
- Main Bedroom with Ensuite

FULL DESCRIPTION This large five bedroom detached home is a true dream property. Every room has been exquisitely decorated throughout, with attention to detail evident in every corner.

The property boasts a spacious living room, perfect for entertaining guests or relaxing with family. In addition, there is a separate lounge and snug, providing plenty of space for everyone to spread out and enjoy their own activities.

Outside, the home features a large garden that is perfect for outdoor activities and enjoying the fresh air. The extended boundary front garden adds even more outdoor space, creating a peaceful and private oasis in a quiet location.

This exclusive home is perfect for those looking for luxury and comfort, with ample space for a large family or for entertaining. Don't miss out on the opportunity to make this stunning property your own.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL uPVC Composite entrance door, ceiling cornice, double panelled central heating radiator, laminate flooring and stairs leading to the first floor and doors leading to office, WC, Kitchen and Living room.

LIVING ROOM 11' 5" x 17' 5" (3.48m x 5.33m) To front aspect. Ceiling cornice, modern wall mounted electric fire, plush carpeted flooring, double panelled central heating radiator, uPVC bay and double doors leading to the dining a room.

DINING ROOM 10' 4" x 10' 1" (3.15m x 3.08m) To rear





aspect. Ceiling cornice, plush carpeted flooring, double panelled central heating radiator and uPVC French doors.

SNUG 8' 8" x 17' 8" (2.66m x 5.41m) To front and rear giving dual aspect. Ceiling cornice, plush carpeted flooring, double panelled central heating radiator and uPVC French doors.

KITCHEN/BREAKFAST ROOM 14' 8" x 10' 9" (4.48m x 3.30m) To rear aspect. Range of wall, base and drawer units with light matt effect fascias, built in breakfast bar, 1.5 bowl cream inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, induction hob, electric oven, integrated fridge / freezer, integrated dishwasher, laminate flooring, double panelled central heating radiator and uPVC French doors.

LOUNGE/GARDEN ROOM 10' 1" x 16' 11" (3.09m x 5.18m) To rear aspect. Ceiling cornice, cast iron wood burning stove, laminate flooring, Traditional Vertical Double Column Radiator and uPVC French doors.

WC Part tiled. White low level WC with push button flush, central heating radiator.

OFFICE 8' 0" x 7' 2" (2.44m x 2.20m) Leading from the entrance hall. Ceiling cornice, vinyl flooring, large built in desk and double panelled central heating radiator.

FIRST FLOOR

LANDING With loft access hatch to part boarded loft space via retractable ladder.

BEDROOM ONE 11' 8" x 11' 1" (3.57m x 3.39m) To front aspect. Ceiling cornice, fitted wardrobes, central heating radiator and uPVC window.

ENSUITE Part tiled. White suite comprising: low level WC with flush, vanity inset wash hand basin, Glazed Shower cubicle, extractor, vinyl flooring, central heating radiator and uPVC window.



BEDROOM TWO 8' 8" x 17' 10"
(2.65m x 5.45m) To dual aspect.
Central heating radiator and uPVC
window.

BEDROOM THREE 8' 5" x 10' 5"
(2.57m x 3.18m) To front aspect.
Central heating radiator, uPVC
window and door to shower room.

BATHROOM FOUR 9' 10" x 9' 1"
(3.02m x 2.77m) To rear aspect.
Fitted wardrobes, central heating
radiator, uPVC window and door
leading to shower room.

BEDROOM FIVE 7' 8" x 9' 7" (2.34m
x 2.93m) To rear aspect. Central
heating radiator and uPVC window.

JACK AND JILL ENSUITE Part tiled.
White suite comprising: low level
WC with push button flush, vanity
inset wash hand basin, shower
cubicle with glazed door, extractor,
vinyl flooring, heated towel rail and
uPVC window.

EXTERNALLY

DOUBLE GARAGE 8' 6" x 16' 9"
(2.61m x 5.13m) With up and over
doors, integral door, power and light
and wall mounted Worcester gas
central heating boiler.

GARDENS The front garden is
mainly laid to lawn with borders this
extends to the fence boundary. The
fence and hedge enclosed rear
garden is mainly laid to lawn with
two paved patio areas and a variety
of mature shrubs, bushes and
plants. Also has a quiet reading
corner. Cold water external tap.

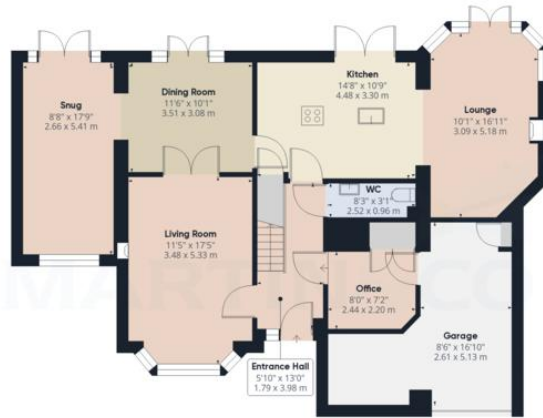
DRIVEWAY Providing parking for
multiple cars.

PLEASE NOTE Alarm and high
resolution CCTV front and rear.



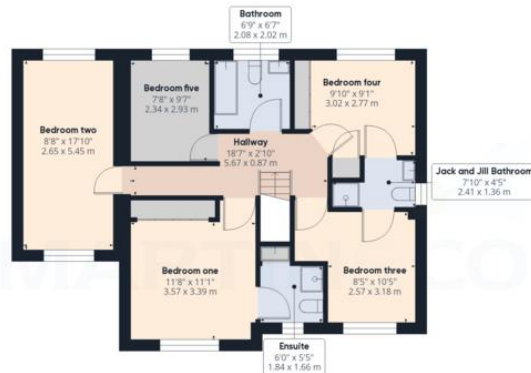
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Ground Floor

Approximate total area⁽¹⁾
 1936.21 ft²
 179.88 m²



Floor 1

(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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Martin & Co Guisborough
 83 Westgate • Guisborough • TS14 6AF
 T: 01287 631254 • E: Guisborough@martinco.com

01287 631254
<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.