

FOR SALE



Montagus Harrier, Guisborough

4 Bedrooms, 2 Bathroom, Detached House

£345,000



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- Popular Galley Hill Location
- Members Access to Leisure Centre
- Generous Corner Plot
- Driveway
- Open Plan Kitchen / Diner



FULL DESCRIPTION Martin and Co Guisborough is delighted to bring to the market this four bedroom detached property, situated on a corner plot in a quiet location in the sought after Galley Hill Estate in Guisborough.

Forming part of the Kebbell homes development, this property benefits from membership to the leisure centre just minutes' walk from the property. Complete with heated swimming pool, showering and changing facilities, squash court and hall with kitchen area available for private hire or make use of available classes and activities (annual membership fee payable).

This beautiful family home is an excellent buy if you have young children as both Galley Hill and St Paulinus Primary Schools are only a short walk.

Briefly comprising entrance hall, modern open plan kitchen diner, double doors opening into a spacious living room, conservatory, utility/WC/cloakroom, four good sized bedrooms and family shower room. Externally, there is a large drive providing off road parking for several cars, which leads to secure gated hard standing area, which is ideal for caravan/motorhome storage, garage store area which has been partially converted to form a utility area and a generous enclosed landscaped rear garden. Early viewing recommended.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL 8' 3" x 6' 6" (2.51m x 1.98m) uPVC entrance door, glazed side window, ceiling cornice, textured ceiling, double panelled central heating radiator, laminate flooring, understairs storage and



stairs leading to the first floor.

OPEN PLAN KITCHEN DINER 21' 3" x 11' 7" (6.48m x 3.53m) To rear aspect. Range of wall, base and drawer units with light gloss fascias with peninsula, 1.5 bowl ceramic inset sink unit, mixer tap, tiled splash backs, wood work surfaces, ceramic hob, integrated electric oven, integrated microwave, extractor hood, integrated fridge freezer, space for slimline integrated dishwasher, laminate flooring, inset lighting, designer radiator, uPVC window, uPVC door leading to rear garden and uPVC French doors leading to conservatory.

LIVING ROOM 16' 0" x 11' 2" (4.88m x 3.4m) To front aspect. Ceiling cornice, laminate flooring, double panelled central heating radiator double doors leading to open plan kitchen diner and uPVC window.

CONSERVATORY 11' 3" x 8' 9" (3.43m x 2.67m) uPVC Conservatory. With laminate flooring. French doors leading to the rear garden.

UTILITY ROOM 5' 11" x 4' 8" (1.8m x 1.42m) Bi-fold doors leading to utility area. To rear aspect. Wall units with light wood effect fascias, plumbing for washing machine, space for freezer and space for dryer. Towel radiator. Archway to bathroom.

BATHROOM 5' 0" x 4' 11" (1.52m x 1.5m) Leading from utility room. Partially clad walls, laminate flooring, extractor fan, part clad ceiling, wc with inset sink unit, mono tap and push button flush, bath with traditional mixer tap.

FIRST FLOOR

LANDING 13' 10" x 6' 2" (4.22m x 1.88m) With uPVC window, two storage cupboards and loft access hatch to part boarded loft space via retractable ladder.

BEDROOM 3 10' 3" x 8' 1" (3.12m x 2.46m) To rear aspect. Textured ceiling, fitted wardrobes, central heating radiator, carpet flooring and uPVC window.



SHOWER ROOM 7' 7" x 5' 11" (2.31m x 1.8m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, glazed shower cubical with shower over, PVC clad ceiling, extractor fan light, vinyl flooring, heated towel rail, inset lighting and uPVC window.

BEDROOM 2 11' 11" x 9' 8" (3.63m x 2.95m) To rear aspect. Ceiling cornice, textured ceiling, fitted sliding wardrobes, central heating radiator, carpet flooring and uPVC window.

BEDROOM 1 13' 1" x 11' 7" (3.99m x 3.53m) To front aspect. Textured ceiling, fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

BEDROOM 4 9' 8" x 8' 1" (2.95m x 2.46m) To front aspect. Ceiling cornice, textured ceiling, central heating radiator, carpet flooring and uPVC window.

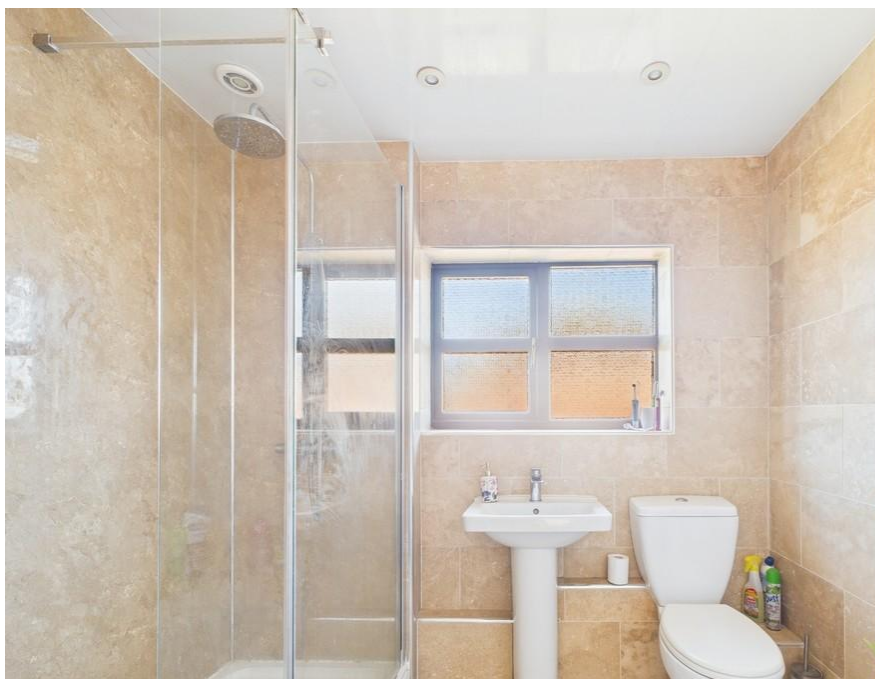
EXTERNALLY

GARAGE STORE 8' 9" x 8' 1" (2.67m x 2.46m) Half sized garage store with up and over door, power and light. Wall mounted gas central heating boiler.

DRIVEWAY Block paved driveway with parking for at least two cars.

GATED HARDSTANDING
Pedestrian access via side gate and double gated vehicular access to block paved hard standing area, ideal for caravan or motorhome storage.

GARDENS The front garden is mainly laid to lawn with railway sleeper and pebbled borders. The fence enclosed rear garden is mainly laid to lawn with a two decked areas including a slate fire pit area with railway sleeper and pebbled borders and a variety of shrubs, bushes and plants. Two hidden sheds. Cold water external tap.



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