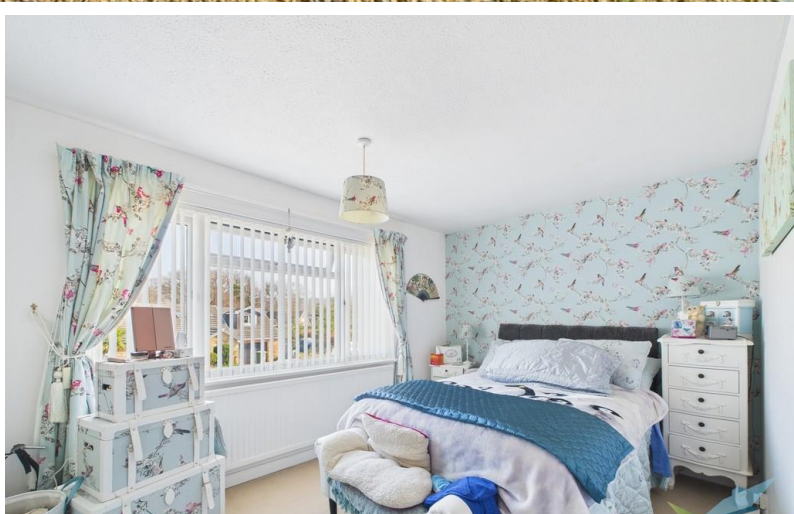


**FOR SALE**



## **Raven Close, Guisborough**

**3 Bedrooms, 1 Bathroom, Link Detached**

**£250,000**





## Raven Close, Guisborough

3 Bedrooms, 1 Bathroom

**£250,000**

- Great Family Home
- Good School Close By
- Driveway in Front of Garage
- Close To Amenities
- Cul-de-sac Location

**FULL DESCRIPTION** Charming Three-Bedroom Home in a Quiet Location – Perfect for Modern Living

Nestled in a peaceful and sought-after location, this lovely three-bedroom property offers a serene retreat while remaining close to all essential amenities. Boasting two spacious reception rooms, this home is ideal for both relaxing and entertaining. The well-designed layout includes a convenient ground floor WC for added practicality.

The low-maintenance gardens provide a private outdoor space, perfect for enjoying sunny days without the hassle of extensive upkeep. With three comfortable bedrooms and a functional floor plan, this home is perfect for families or those seeking extra space. If you're looking for a quiet and cosy home that ticks all the boxes, this property is a must-see! Call Martin & Co on 01287 631254 to arrange your viewing today.

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE LOBBY** uPVC entrance door, ceiling cornice, carpeted flooring and door leading to second hallway.

**HALLWAY** uPVC entrance door, textured ceiling, double panelled central heating radiator, door leading to WC, carpeted flooring and double doors leading to the lounge.

**LOUNGE** 23' 8" x 13' 10" (7.22m x 4.22m) To front aspect. Ceiling cornice, marble fire surround incorporating gas fire, carpeted flooring, double panelled heating radiator and large uPVC window.





**KITCHEN** 8' 2" x 13' 10" (2.51m x 4.23m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, 1.5 bowl coloured inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, Space for fridge freezer, space for washing machine and space for tumble dryer, electric oven, extractor hood, laminate flooring, door leading to dining area and uPVC window.

**DINING ROOM** 11' 9" x 10' 4" (3.60m x 3.15m) To rear aspect. Textured ceiling, carpeted flooring, double panelled central heating radiator, double doors leading to lounge and uPVC French doors leading to garden.

**WC** Tiled effect panelling. White low level WC, hand wash basin and vinyl flooring.

#### FIRST FLOOR

**LANDING** With central heating radiator, carpet flooring, storage cupboard, loft access hatch to loft space.

**BEDROOM ONE** 8' 9" x 13' 10" (2.69m x 4.23m) To rear aspect. Textured ceiling, fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

**BEDROOM TWO** 8' 2" x 11' 8" (2.51m x 3.58m) To front aspect. Textured ceiling, fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

**BEDROOM THREE** 9' 6" x 7' 9" (2.91m x 2.38m) To side aspect. Textured ceiling, wall mounted Worcester gas central heating boiler, central heating radiator, carpet flooring and uPVC window.

**SHOWER ROOM** Fully panelled. White suite comprising: vanity inset low level WC with push button flush and vanity wash hand basin, glazed corner cubical shower, laminate flooring, heated towel rail, inset lighting and uPVC window.

#### EXTERNALLY

**DRIVEWAY** Block paved driveway providing off road





parking.

**GARAGE** With electric door, rear courtesy door, power and light.

**GARDEN** The front garden is block paved and slated with borders. The fence enclosed rear garden very low maintainers is mainly paved and slated areas with a variety of shrubs, bushes and plants. Cold water external tap to side of property.



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**MARTIN&CO**

**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 m 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.