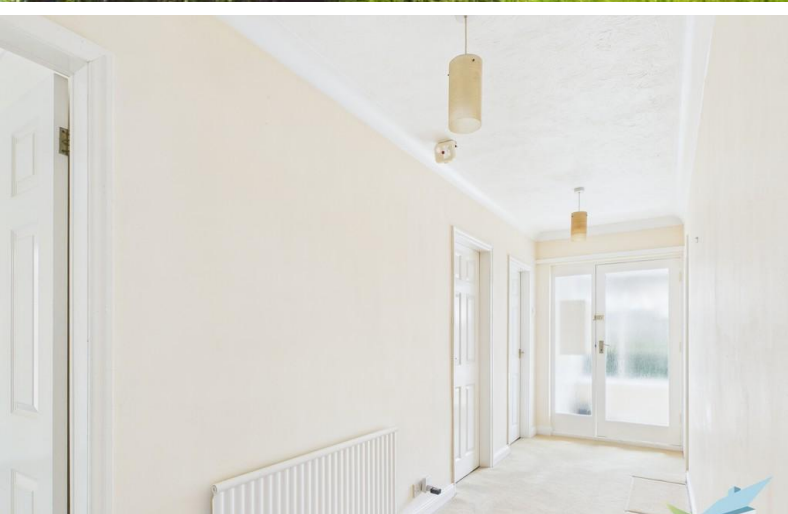


FOR SALE



Hutton Lane, Guisborough

3 Bedrooms, 1 Bathroom, Detached Bungalow

£279,950


MARTIN&CO



Hutton Lane, Guisborough

3 Bedrooms, 1 Bathroom

£279,950

- No Forward Chain
- Close to High Street
- Close to Good Local Schools
- Front & Rear Gardens
- Sort After Location



FULL DESCRIPTION Charming 3 Bedroom Bungalow in a Sought-After Location

Set within a desirable and peaceful location, this spacious 3 Bedroom detached bungalow offers a rare opportunity to enjoy single-level living surrounded by beautifully maintained, mature gardens. Perfectly suited for families, downsizers, or those looking for a serene lifestyle, the property boasts a flexible layout, generous room sizes, and a bright conservatory that seamlessly connects indoor comfort with outdoor tranquility.

With its combination of privacy, space, and charm-plus the potential for further personalization-this home is a true gem in a great location.

Call Martin & Co on 01287 631254 to arrange your viewing.

INTERNALLY

GROUND FLOOR

PORCH uPVC entrance door, uPVC large window, storage cupboard, carpeted flooring and glass second entrance door.

HALLWAY Wooden & Glass entrance door, ceiling cornice, textured ceiling, double panelled central heating radiator, loft access hatch to part boarded loft space via retractable ladder, carpeted flooring and doors leading to all rooms.

LOUNGE 12' 10" x 14' 9" (3.92m x 4.51m) To front aspect. Ceiling cornice, textured ceiling, wooden and marble fire surround incorporating gas fire, carpeted flooring, double panelled central heating radiator and uPVC bay window.

KITCHEN 11' 11" x 8' 10" (3.65m x 2.71m) To side and



rear aspect. Range of wall, base and drawer units with light wood effect fascias, 1 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, space for oven and hob, extractor hood, vinyl flooring, central heating radiator, uPVC windows and door leading to utility.

UTILITY ROOM To side and rear aspect. Wall mounted electric heater, uPVC window and uPVC door leading to the rear garden.

SHOWER ROOM Fully tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, Mira electric shower, glazed screen, extractor, vinyl flooring, heated towel rail, central heating radiator and uPVC window.

BEDROOM THREE OR DINING ROOM 10' 0" x 8' 10" (3.07m x 2.70m) To rear aspect. Ceiling cornice, textured ceiling, carpeted flooring, central heating radiator and uPVC French doors.

CONSERVATORY 10' 2" x 11' 11" (3.12m x 3.65m) uPVC Conservatory. With double panelled central heating radiator, Tiled flooring. French uPVC doors leading to rear garden.

BEDROOM TWO 11' 10" x 8' 11" (3.61m x 2.73m) To side aspect. Ceiling cornice, textured ceiling, fitted wardrobes, central heating radiator and uPVC window.

BEDROOM ONE 11' 10" x 11' 1" (3.62m x 3.39m) To front aspect. Ceiling cornice, textured ceiling, fitted wardrobes, central heating radiator and uPVC bay window.

GARAGE 8' 7" x 15' 8" (2.64m x 4.78m) With electric door, wall mounted Worcester boiler, power and light.

GARDEN The front garden is mainly laid to lawn with borders. The fence and hedge enclosed rear garden is mainly laid to lawn with a large paved patio, large pond and a variety mature shrubs, bushes and plants. Cold water external tap.





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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.