

FOR SALE



Montagus Harrier, Guisborough

4 Bedrooms, 1 Bathroom, Detached House

£300,000


MARTIN&CO



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4 Bedrooms, 1 Bathroom

£300,000

- Newley Refurbished
- Popular Galley Hill Location
- Members Access To Leisure Centre
- Driveway and Garage
- Large Dual Aspect Lounge

FULL DESCRIPTION Beautifully Refurbished 4-Bedroom Family Home in a Desirable Location with Exclusive Leisure Access

Step into this newly refurbished and generously proportioned 4 double-bedroom home, perfectly positioned in a highly sought-after location. Designed with modern family living in mind, the property boasts a bright dual-aspect, stylish open-plan lounge/diner, ideal for relaxing or entertaining.

The heart of the home features a brand-new finish throughout, including a ground floor WC/utility room for added convenience and an integral garage for secure parking and extra storage. Outside, you'll find beautiful garden and private driveway offering ample space. As an added bonus, the property includes exclusive members' access to a private leisure centre-enhancing both lifestyle and community appeal.

With space, style, and amenities all in one package, this stunning home offers an exceptional opportunity for families or professionals seeking comfort and convenience. Call Martin & Co on 01287 631254 to arrange your viewing.

INTERNALLY

GROUND FLOOR

STORM PORCH Front aspect over head lighting.

ENTRANCE HALL 9' 3" x 13' 3" (2.83 m x 4.06m) Composite entrance door, large uPVC window, ceiling cornice, under stairs cupboard and storage cupboard with shelving, double panelled central heating radiator, laminate flooring and stairs leading to the first floor.

LOUNGE/DINER 10' 7" x 28' 3" (3.25m x 8.62m) To dual aspect. Ceiling cornice, sandstone brick fire surround incorporating gas, carpet flooring, double panelled central heating radiator and uPVC Patio doors





leading onto garden.

BREAKFAST KITCHEN 10' 3" x 14' 4" (3.14m x 4.37m)
To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric double oven, extractor hood, laminate flooring, double panelled central heating radiator and uPVC window.

LOBBY Leading from the kitchen and proving access to the rear garden, integral garage and cloakroom. Carpet flooring and uPVC rear door.

WC/UTILITY Part panelled. New white low level WC with push button flush, pedestal wash hand basin, plumbing for washing machine, carpeted flooring, central heating radiator and uPVC window.

FIRST FLOOR

LANDING With large storage cupboard containing

shelving, Baxi duo-tec combi boiler and loft access hatch.

BEDROOM ONE 12' 5" x 10' 11" (3.79m x 3.33m) To front aspect. Fitted sliding mirror wardrobes, central heating radiator, carpet flooring and uPVC window.

BEDROOM TWO 11' 2" x 10' 11" (3.42m x 3.34m) To rear aspect. Fitted wardrobes, built in vanity area, central heating radiator, new carpet flooring and uPVC window.

BEDROOM THREE 7' 9" x 10' 2" (2.37m x 3.10m) To rear aspect. Central heating radiator, new carpet flooring and uPVC window.

BEDROOM FOUR 7' 1" x 10' 2" (2.16m x 3.10m) To front aspect. Central heating radiator, new carpet flooring and uPVC window.

BATHROOM Fully tiled. Coloured suite comprising: low level WC with push button flush, pedestal wash



hand basin, panelled bath with Mira electric shower over, glazed side screen, textured ceiling with inset lighting, laminate flooring, heated towel rail and uPVC window.

EXTERNALLY

DRIVEWAY Driveway leading to garage.

INTEGRAL GARAGE With up and over door, back courtesy door leading to lobby, power and light and pitched roof with storage.

GARDEN The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is mainly laid to lawn with a paved patio and a variety of shrubs, bushes and plants. Side entrance.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1313 ft²
121.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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