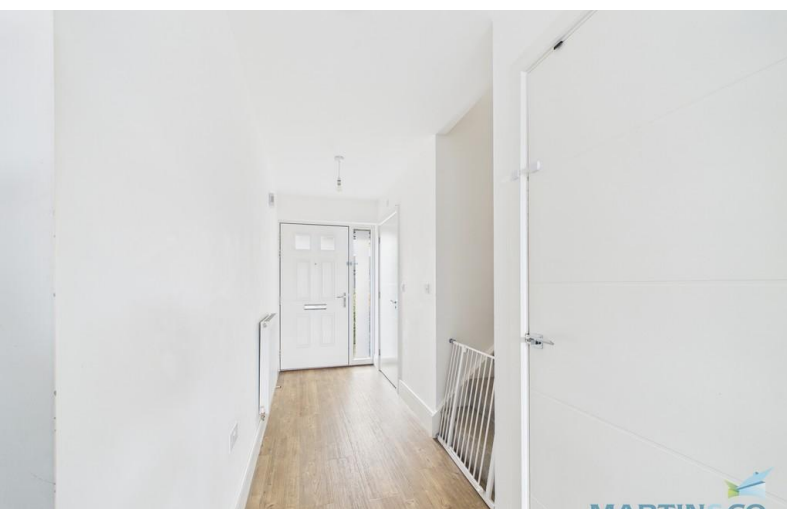


FOR SALE



Hunters Hill Close, Guisborough

3 Bedrooms, 2 Bathroom, Detached House

£290,000

MARTIN&CO



Hunters Hill Close, Guisborough

3 Bedrooms, 2 Bathroom

£290,000

- Highly Recommended
- Close to High Street
- Sort After Location
- Front & Rear Gardens
- Bi Fold Doors To Garden

FULL DESCRIPTION Welcome to this delightful three-bedroom detached home that perfectly combines modern living with everyday comfort. Situated on the Avant Estate. Thoughtfully designed with families in mind, this lovely property features an open-plan layout that creates a bright and spacious feel throughout the ground floor.

The heart of the home is the stylish kitchen and living area, where sleek bi-fold doors open directly onto the garden - perfect for entertaining or relaxing on sunny afternoons. A convenient ground floor WC and an integral garage add to the practicality of this inviting home. Upstairs, you'll find three generous bedrooms, including a beautiful master with its own ensuite, offering the perfect retreat at the end of the day. Warm, welcoming, and ready to move into, this home truly has everything you need for modern family living. Call Martin & Co 01287 631254 to arrange your viewing now.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL Composite entrance door with side lite, central heating radiator, Amtico flooring, under stairs cupboard with plumbing for washing machine and stairs leading to the first floor.

WC Part tiled. White back to wall WC with push button flush, vanity sink with shroud & mixer tap, inset lighting, central heating radiator, Amtico flooring and uPVC window.

DINING KITCHEN 10' 0" x 18' 7" (3.07m x 5.67m) To rear aspect. Range of wall, base and drawer units with white gloss fascias, 1 ½ bowl stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, Integrated Hotpoint touch screen appliances



MARTIN



including gas hob, electric oven, hot plate, microwave, fridge freezer and dishwasher, extractor hood. Amtico flooring, inset lighting, space for dining area, double panelled central heating radiator, uPVC bi-fold doors leading to rear garden and archway leading to open plan lounge.

LOUNGE 9' 8" x 15' 5" (2.95m x 4.72m) To rear aspect. Carpet flooring, double panelled central heating radiator and uPVC window.

FIRST FLOOR

LANDING Central heating radiator and carpet flooring. With cupboard housing Potterton Dual control boiler.

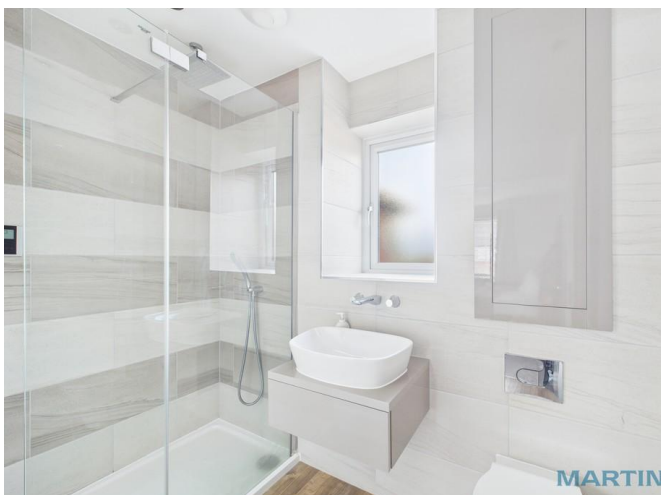
BEDROOM THREE 10' 2" x 6' 5" (3.10m x 1.98m) To front aspect. Central heating radiator and uPVC window.

BEDROOM ONE 10' 7" x 9' 6" (3.25m x 2.91m) To front aspect. Fitted sliding wardrobes, double panelled central heating radiator, central heating hive point, TV & telephone points and uPVC window. Loft access hatch.

ENSUITE Part tiled. White suite comprising: back to wall WC with push button flush, vanity wash hand basin with back to wall taps, glazed shower cubical with electric touch start overhead rainwater shower over, bi-fold glazed side screen, extractor, Amtico flooring, heated towel rail, shaver socket, inset lighting wall mounted cabinet and uPVC window.

BEDROOM TWO 10' 0" x 11' 0" (3.07m x 3.36m) To rear aspect. Central heating radiator, carpet flooring and uPVC emergency window.

BATHROOM Part tiled. White suite comprising: back to wall WC with push button flush, vanity inset wash hand basin, panelled bath with back to wall taps and controls and handheld shower attachment and Overhead rainwater shower over, bi-fold glazed side screen,



extractor, Amtico flooring, heated towel rail, shaver socket, inset lighting and uPVC window.

EXTERNALLY

BLOCK PAVED DRIVEWAY

Providing off road parking for up to 2 cars.

INTEGRAL GARAGE With up and overdoor, side integral door leading into hallway, power and light.

GARDENS The front garden is low maintenance with a variety of shrubs. The fence enclosed rear garden is mainly laid to lawn with a paved patio area. 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 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.