



Bilsdale Gardens, Guisborough

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## Bilsdale Gardens, Guisborough

Superb four-bedroom detached family home | Open plan kitchen/dining/family room | South-facing rear garden.

### About this property...

This impeccably presented property offers expansive living spaces and a stylish interior, making it an ideal choice for a young family or first-time buyers. The home features attractive upgrades, enhancing its overall appeal. The generous South-facing rear garden is beautifully landscaped, providing a perfect area for relaxation or a secure play space for children. The ground floor includes an entrance hall, WC, utility room, and an open-plan kitchen/dining/family room with a captivating inglenook fire housing a gas stove. The family room opens to the garden through French doors, and the kitchen area is equipped with a range of built-in appliances.

Moving to the first floor, there is a master bedroom with an en suite shower room, along with three additional well-sized bedrooms and a family bathroom with a shower. Outside, the property offers off-road parking with a driveway and a half garage. To truly appreciate the size, interior design, and desirable location of this residence, an internal viewing is essential.





### **Entrance hallway**

Composite entry door and staircase provide first-floor access with storage beneath. Solid wooden flooring.

### **WC**

White suite comprising: Wash hand basin and close coupled WC with wall flush plate.

### **Living room**

Front aspect PVCu double-glazed window.

### **Open plan kitchen/living/dining room**

Comprising a modern range of fitted base and wall units with matching granite worksurfaces and coordinated tiled splash backs.

Appliances include: Ceramic sink unit with rinse bowl and drainer, built-in double electric cooker and a four-ring gas hob with extractor hood over, integrated fridge, freezer, dishwasher, and washing machine, and a breakfast seating bar. Rear aspect ceiling to floor PVCu double glazed window. To the family area is an inglenook fire with a gas stove inset. Rear aspect windows and French-style doors open out to the rear garden. Two Velux windows fill this room with natural light.

### **Utility room**

Base units with matching work surfaces, light, and power.





## First floor

Built-in linen cupboard

## Bedroom one

Modern fitted wardrobes and front aspect PVCu double glazed window.

## En suite shower room

White suite comprising: Shower enclosure with a wall-mounted mains shower, wash hand basin, and close coupled WC with wall flush plate.

## Bedroom two

Rear aspect PVCu double glazed window.

## Bedroom three

Front aspect PVCu double-glazed window.

## Bedroom four

Rear aspect PVCu double glazed window.

## Bathroom

White suite comprising: Panelled bath with mixer tap and a wall-mounted mains shower over, wash hand basin, and close coupled WC with wall flush plate. Fully tiled to the walls and floor.

## Externally

Private off-street parking for up to two cars.

## 1/2 Garage

Up and over entry door.

## Rear garden

Southeast-facing rear garden, mainly laid to lawn with fenced boundaries offering a good degree of privacy.





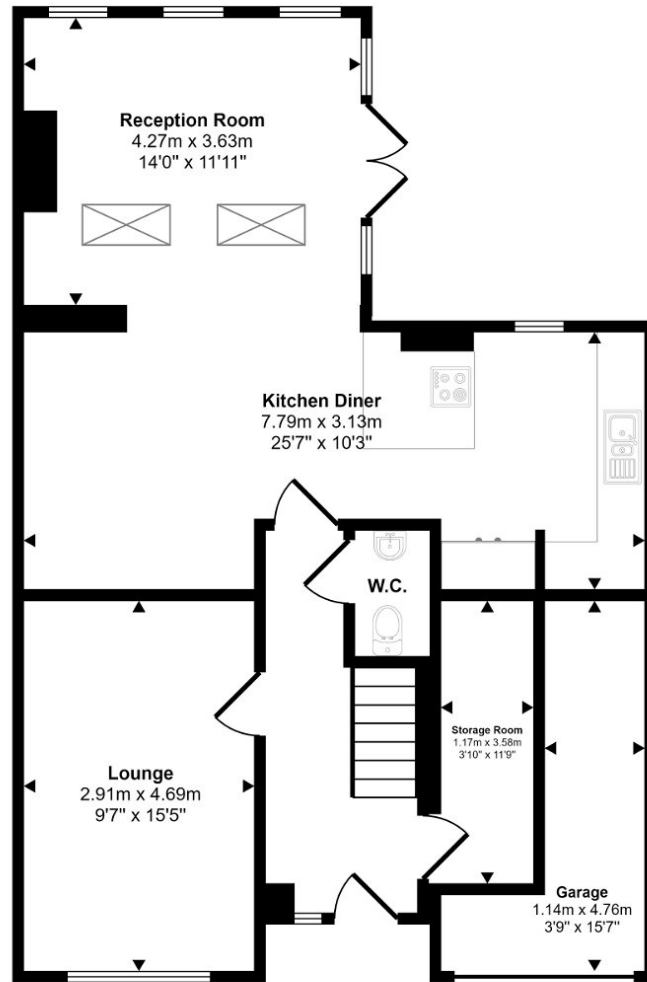
## General information

Local authority: Redcar and Cleveland

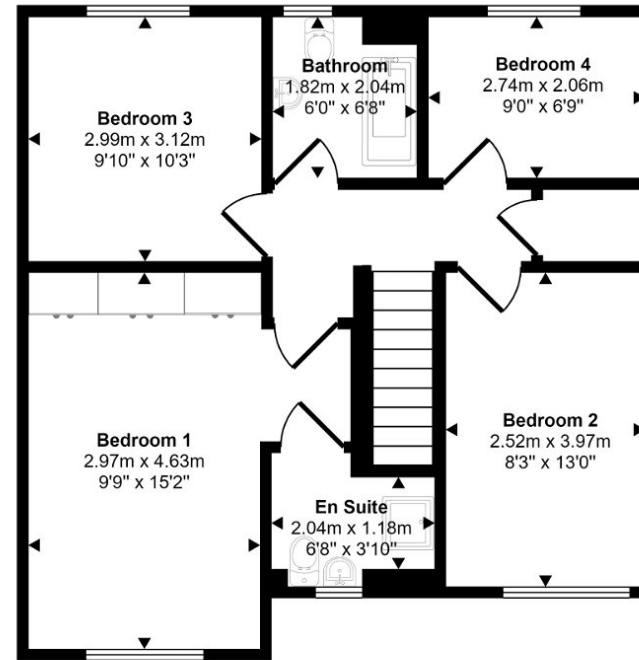
Council Tax band: E

Tenure: Freehold

Approx Gross Internal Area  
136 sq m / 1468 sq ft



Ground Floor  
Approx 78 sq m / 837 sq ft



First Floor  
Approx 59 sq m / 632 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

