



Fieldfare Gardens, Guisborough, TS14 8NB

£224,995

PRICED TO SELL NOW!!! Modern semi detached house on popular development. Modern dining kitchen with integrated appliances plus contemporary bathroom, en suite & WC. Upgraded gardens, driveway & garage. **MUST BE VIEWED!!!**



37 Fieldfare Gardens, Guisborough, TS14 8NB

We are delighted to offer for sale this modern semi detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools. The property was constructed in 2019 and still has 4 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus a contemporary bathroom, en suite and WC. Items of note include French doors to the rear plus fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring, curtains and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing. There is a loft with ladder access, storage, light and Velux window.

The property benefits from upgraded gardens with patio and artificial lawn plus external tap. There is a driveway leading to a single garage with further personnel door.

Tenure - Freehold
Estate Management Fee - £150 pa. Not yet collected
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With floor tiling.

Lounge 13'11"(max) x 12'0"(max) (4.26m(max) x 3.68m(max))

With Karndean flooring and curtains.

Dining Kitchen 15'5"(max) x 13'0"(max) (4.70m(max) x 3.98m(max))

Having a comprehensive range of high gloss wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back and tiling. With integrated oven, hob, hood, fridge freezer, dishwasher and washing machine. With French doors to rear plus store plus Karndean flooring.

WC 6'0" x 3'5" (1.84m x 1.06m)

Having contemporary white sanitary ware tiling, Karndean flooring and chrome ladder radiator.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'0"(max) x 11'2"(max) (3.66m(max) x 3.42m(max))

With fitted wardrobes, carpets and curtains.

En Suite 5'9" x 5'6" (1.77m x 1.68m)

Having contemporary white sanitary ware with tiling and Karndean flooring.

Bedroom 2 10'9" x 8'7" (3.30m x 2.63m)

With carpets and blinds.

Bedroom 3 11'7"(max) x 6'7"(max) (3.55m(max) x 2.01m(max))

With carpets and curtains.

Bathroom 6'8"(max) x 5'6"(max) (2.05m(max) x 1.68m(max))

Having contemporary white sanitary ware with tiling, floor tiling and chrome ladder radiator.

EXTERNAL

The property benefits from upgraded gardens with patio and artificial lawn plus external tap. There is a driveway leading to a single garage with further personnel door.





