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Estate Agents



20 Sorrell Grove

Guisborough, TS14 8DP

Offers Around £380,000

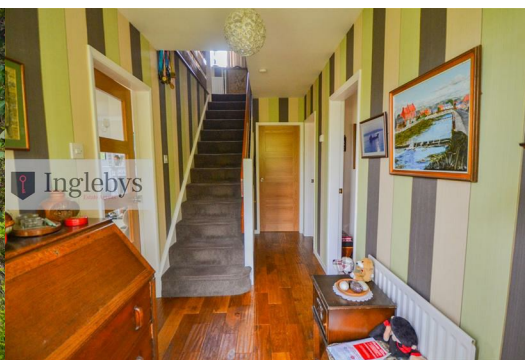


Welcome to Sorrell Grove, Guisborough - a charming location for this stunning detached 4-bedroom house. This lovely family home boasts 3 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 2 bathrooms, there will be no more morning rush-hour queues!

Situated in a desirable location, this property offers the convenience of close proximity to local schools, making the school run a breeze. Parking is made easy with space for 1 vehicle, along with off-street parking and a garage - no more circling the block looking for a spot!

Step outside and enjoy the front and rear gardens, perfect for soaking up the sun or enjoying a cup of tea in the fresh air. This property truly offers the best of both indoor and outdoor living.

Don't miss out on the opportunity to make this house your home. Book a viewing today and start envisioning your life in this wonderful property on Sorrell Grove.



Tenure: Freehold.

Council Tax Band: E

EPC Rating: TBA

Entrance 16'2" x 5'10" (4.94 x 1.80m)

UPVC door with glazed panels, solid wood flooring, radiator. Staircase leading to first floor.

Living Room 21'2" x 11'7" (6.47m x 3.55m)

UPVC double glazed window, carpet flooring, radiator.

Dining Room leading to Kitchen Diner 11'10" x 11'4" (3.63m x 3.46m)

Carpet flooring

Kitchen 24'5" x 9'2" (7.45m x 2.81m)

UPVC window, wood wall and base units with laminate worktops. Integrated dishwasher, electric oven and hob, stainless steel sink and drainer.

Kitchen Diner 21'8" x 11'3" (6.61m x 3.44m)

Flowing through from the kitchen - UPVC window, tiled floor, radiator, spotlights. UPVC french doors leading to side aspect.

W/C - Cloakroom 7'1" x 5'10" (2.17m x 1.80m)

UPVC double glazed window, low level W/C and vanity sink, radiator, plumbing available for dryer.

Bedroom One / En-suite 15'3" x 14'3" (4.67m x 4.36m)

UPVC double glazed window, carpet flooring, radiator, fitted wardrobes. Low level WC, chrome towel rail, pedestal sink, tiled floor to ceiling, shower with glass enclosure, wooden flooring. UPVC window.

Bathroom 8'10" x 5'8" (2.71m x 1.73m)

UPVC window, low level WC, pedestal basin, white bath with overhead shower with glass enclosure, tiled walls floor to ceiling, vinyl flooring.

Bedroom Two 12'2" x 8'9" (3.71m x 2.69m)

UPVC double glazed window, radiator, carpet flooring.

Bedroom Three 10'8" x 9'5" (3.27m x 2.88m)

UPVC double glazed window, carpet flooring, radiator.

Bedroom Four 8'9" x 8'9" (2.69m x 2.69m)

UPVC double glazed window, carpet flooring, radiator.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

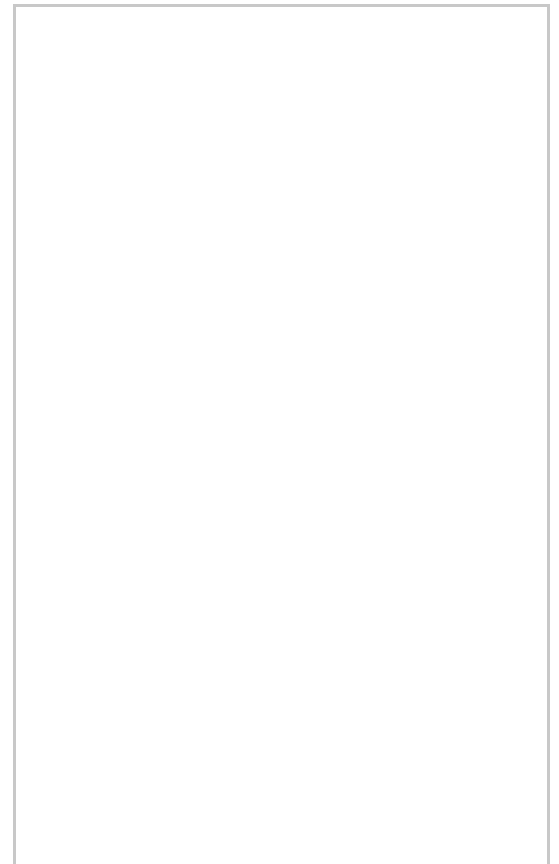
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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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