



Inglebys

Estate Agents



36 Foundry Way

Guisborough, TS14 7NN

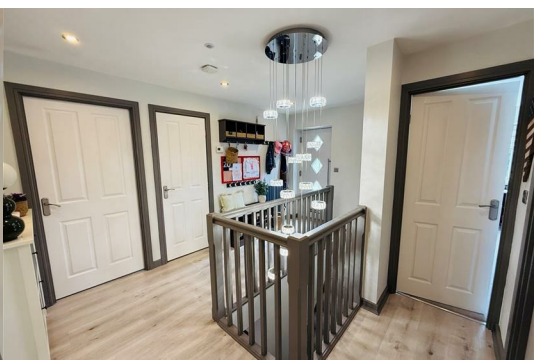
£335,000



Offering fabulous, flexible living and finished to an immaculate standard throughout you will not be disappointed with this four bedroom detached family home, well-appointed throughout with open-plan living, which includes kitchen, dining/family room and lounge finished with French doors and 'Juliet' balcony overlooking the rear enclosed garden and views to the hills. Four very well proportioned bedrooms, three of which you can walk out on the rear garden!

Within close proximity of Guisborough town centre for all of its amenities including shops, schools, bus routes, bars and restaurants this property really has it all...

The property benefits from a modern high gloss kitchen and breakfast bar onto the dining/family room and lounge, a double bedroom, separate utility and WC. To the downstairs there are a further three bedrooms, one with en-suite, family bathroom and two walk in wardrobes as well as office area to the understairs. Externally there is a garden to the lawn with off-street parking and a rear garden with decked patio area.



Very seldom do property of this standard and finish become available, whilst still benefiting from the remainder of the original 10 year, NHBC builder warranty! Once through the front door your eyes open and really then can you start to appreciate the flexible living that awaits you...

Tenure: Freehold.

Council Tax Banding: D

EPC Rating: B

Hallway

A spacious and welcoming feel to the hallway and staircase, with wood effect vinyl flooring, modern grey radiator, downlights and loft hatch. Door to all first floor rooms and staircase laid to carpet to the ground floor bedrooms and bathroom.

Kitchen 12'2" x 10'9" (3.73m x 3.29m)

An open plan kitchen to the dining/family room area, the kitchen benefits from a range of modern wall and base units finished with high gloss dark grey doors and drawer fronts, mosaic tiled splashbacks, white worktops and woodblock breakfast bar, stainless steel 1 1/2 bowl sink/drainers with chrome mixer, uPVC window to the front aspect, integrated dishwasher, fridge/freezer, electric oven and microwave, stainless steel gas hob with matching hood, downlights and wood effect vinyl flooring continues from the hallway.

Dining/Family Room 14'0" x 10'9" (4.29m x 3.29m)

Open from the kitchen and onto the lounge, this spacious family area currently used as a dining area benefits from double radiator and uPVC window to the rear aspect, wood effect vinyl flooring continues from the kitchen.

Lounge 16'6" x 9'6" (5.05m x 2.91m)

A really well proportioned lounge the width of the property with uPVC window to the rear and French doors with 'Juliet' balcony providing plenty of natural light to the room, with carpet to the floor, feature fire surround and double radiator.

Utility Room 5'5" x 4'3" (1.67m x 1.30m)

Located off the hallway the utility benefits from plumbing for the washing machine and dryer, as well as worktop.

WC

A white cloakroom suite, with single radiator.

Bedroom 13'3" x 8'4" (4.04m x 2.55m)

A well proportioned double bedroom with carpet to the floor, downlights, modern grey radiator, uPVC window to the front aspect.

Ground Floor

Principal Bedroom 11'4" incr. to 16'1" x 9'8" (3.46m incr. to 4.92m x 2.96m)

A well presented principal bedroom with carpet to the floor and coving to ceiling, uPVC window and door to the rear aspect with access to the rear patio/garden, single radiator and access to the En-suite bathroom, there is also a doorway to the walk in dressing area.

En-suite 7'9" x 5'0" (2.37m x 1.54m)

Recently refurbished by the current owners, the En-suite has been finished with shower enclosure with black finishings and marble effect cladding, white toilet and basin with vanity unit and cupboard, tile effect vinyl flooring, extractor and column radiator.

Walk in dressing area 9'7" x 7'1" (2.93m x 2.18m)

A sizeable dressing room with carpet to the floor and single radiator.

Office/Dressing Room 7'3" x 8'2" (2.21m x 2.50m)

With carpet to the floor and downlights, currently used as a dressing room and occasional bedroom.

Bedroom 10'0" x 8'5" (3.05m x 2.57m)

A double bedroom with carpet to the floor, single radiator and uPVC window and door to the rear garden.

Bedroom 8'5" x 7'11" (2.59m x 2.43m)

Another well proportioned bedroom with carpet to the floor, single radiator and uPVC window and door to the rear garden.

Dressing Room 8'7" x 4'10" (2.63m x 1.48m)

Another walk in dressing room/area with carpet to the floor and uPVC window to the side aspect.

Family Bathroom

With a white 3-piece bath suite, electric shower over with glass screen, part tiled walls, tiled effect flooring, single radiator and extractor.

Externally

Front.

With a driveway for up to two vehicles, the front garden is laid to lawn. There is a gated side access to the rear garden.

Rear.

Large garden which is nice and private, laid mainly to lawn with decked patio area and hard standing currently occupying a trampoline, garden shed and raised veg patch.

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.

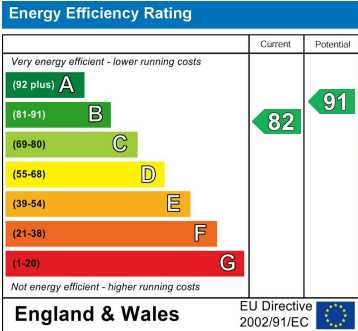
Area Map



Floor Plans



Energy Efficiency Graph



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