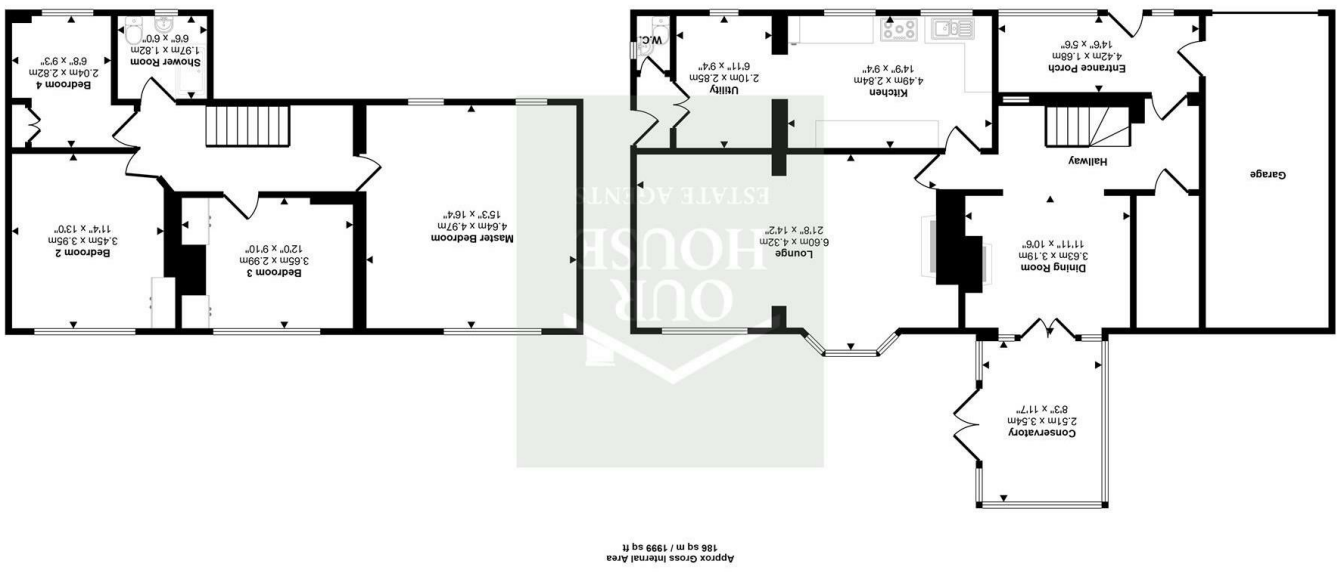

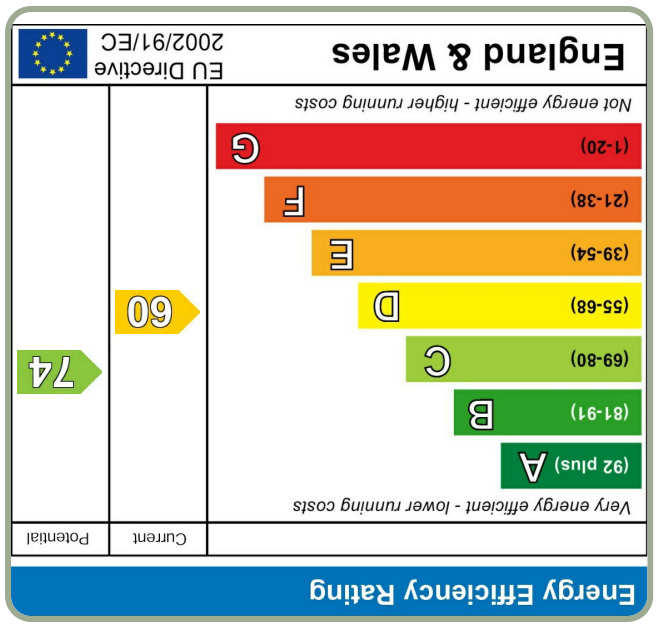

Viewings

Please contact our Our House Estate Agents Office on 01964 532121
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Offers Over £300,000

4 1 2 D

• FOUR BEDROOMS• RECENT NEW CENTERAL HEATING SYSTEM • RECENT NEW ELECTRICAL UPGRADE INCLUDING CONSUMER UNITS• IMPRESSIVE SOUTH FACING GARDEN WITH FRUIT TREES • GRAVELLED DRIVEWAY WITH PARKING FOR SEVERAL CARS• 3 GARAGES

Offering generous accommodation throughout, this property presents an excellent opportunity for buyers looking to update and create a home to their own style. Aldbrough is a well-served coastal village offering a good range of local amenities including a shop, post office, pub, café and primary school, doctors surgery as well as easy access to the coast and surrounding countryside.

The ground floor layout briefly comprises an entrance porch leading into a welcoming hallway, a dining room, a spacious living room, a kitchen, a utility space, a downstairs WC, and a conservatory overlooking the rear garden.

Upstairs there are four well-proportioned bedrooms and a family bathroom, providing plenty of space and flexibility for a range of uses.

Externally, the property sits on a generous plot with ample off-street parking. It benefits from an integral garage, a double garage and an additional wooden garage, offering excellent storage or workshop space. To the rear is a large lawned garden with a patio area — a fantastic south facing outdoor space with plenty of potential.

With its spacious layout, extensive storage options and convenient village setting, this property offers superb potential for anyone looking to make a house their own.

EPC: D
Council Tax: D
Tenure: Freehold

Entrance Porch

Entrance Hall
14'7" x 5'6"
Entrance door with two front facing windows, Radiator and features tiled floors.

Cloakroom (WC)
Side facing window, W.C, High flush, Hand wash basin heated towel rail with tiled floors and walls.

Dining Room
11'11" x 10'0"
Carpeted dining room featuring a log burner with wooden fire surround , French doors leading to conservatory and coving to ceiling.

Lounge
21'10" x 13'3"
Carpeted with a rear facing window, French doors to the garden, Wood surround open fireplace, Coving to ceiling and radiator.

Internal Hall
Open plan to dining room, Stairs leading to first floor, Cupboard, Laminate floor and radiator.

Kitchen
14'7" x 9'3"
Kitchen featuring two front-facing windows, fitted wall and base units with work surfaces, and a double drainer stainless steel sink. Includes electric and gas cooker points, partly tiled walls, tiled flooring, and space for a washing machine, radiator. Open access to the utility area.

Utility
9'4" x 7'1"
Includes a front facing window, French doors and radiator. Other features include tiled flooring, Heated towel rail and is partly panelled to the rear hall with a side door. Traditional kitchen maid pulley clothes airer.

Conservatory
12'9" x 9'6"
French doors to garden, Windows facing the side and rear of the property, Radiator and carpet.

First Floor Landing
Featuring a spindle banister

Master Bedroom
16'7" x 15'7"
Carpeted bedroom with two front facing windows and one window facing the rear of the property, radiator.

Bedroom 2
11'11" x 9'10"
Carpeted with a rear window, Built in wardrobes and a picture rail, radiator.

Bedroom 3
13'3" x 12'9"
Carpeted with a rear window, Built in wardrobes and a picture rail, radiator.

Bedroom 4
7'7" x 9'4"
Carpeted with a front facing window, Built in wardrobes and a picture rail, radiator.

Bathroom
6'7" x 6'0"
Bathroom with front-facing window, WC, hand wash basin with unit, large step in shower, heated towel rail, fully tiled walls and floor, and wood-clad ceiling.

Rear Garden
This generous sized garden is laid mainly to lawn with features including a garden shed, fenced and hedge boundaries and mature trees and shrubs.

Integral Garage
15'8" x 23'3"
Includes electrics and light and electric roller door.

Wooden Garage
12'11" x 11'1"
This wooden garage is situated in the garden with barn style doors and lights.

Double Garage
21'4" x 16'3"
This garage has no electrics

Thomas
Percy
Gordon
James
Platform
1
2
3
4
5
6
7