

**FOR SALE**



**Fanacurt Road, Guisborough**

**3 Bedrooms, 1 Bathroom, Semi detached house**

**£278,000**



## Fanacurt Road, Guisborough

3 Bedrooms, 1 Bathroom

£278,000

- Great For First Time Buyers
- Quiet Location
- Close to Local Schools
- Front & Rear Gardens
- Great Walks Close By

FULL DESCRIPTION Martin & Co is excited to welcome to the market this superb family semi-detached residence offering generous living space, a substantial private driveway and beautifully maintained mature gardens. Set within a quiet and highly desirable location, this property combines privacy, practicality and comfort in equal measure.

The home benefits from a spacious garage that has been thoughtfully adapted to provide flexible use as a home office, studio, or additional storage, catering perfectly to modern family living and remote working needs.

With its large drive providing ample off-street parking and its secluded, well-established gardens offering a peaceful outdoor retreat, this property presents an outstanding opportunity for families seeking both space and tranquillity.

Call Martin & Co 01287 631254 to arrange your viewing.

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE VESTIBULE** 1' 1" x 6' 7" (0.35m x 2.01m) uPVC French entrance doors with glazed side panels leading to uPVC entrance door and painted concrete flooring.

**ENTRANCE HALL** uPVC entrance door with glazed side panels, ceiling cornice, double panelled central heating radiator, carpeted flooring, Large understairs storage cupboard and stairs leading to the first floor.

**THROUGH LOUNGE DINER** 23' 8" x 14' 2" (7.23m x 4.33m) To front and rear aspect. Ceiling cornice, wooden fire surround incorporating fire, carpeted





flooring, double panelled central heating radiator and uPVC windows.

**KITCHEN** 9' 10" x 9' 10" (3.00m x 3.02m) To side and rear aspect. Range of wall, base and drawer units with light gloss effect fascias, white ceramic 1.0 Bowl Kitchen sink unit, mixer tap, tiled splash backs, laminate work surfaces, Neff ceramic hob, Neff electric oven and microwave, integrated dishwasher, large pantry, laminate flooring, inset lighting, stainless steel towel radiator and uPVC window.

**LAUNDRY ROOM** To rear aspect. Plumbing for washing machine, wall mounted Baxi gas central heating boiler and storage shelving.

**WC** Fully clad. White low level WC with push button flush, vanity inset hand basin, chrome straight heated towel rail and uPVC window.

## FIRST FLOOR

**LANDING** With uPVC window and loft access hatch to part boarded loft space via retractable ladder.

**BEDROOM ONE** 12' 5" x 12' 0" (3.80m x 3.66m) To front aspect. Central heating radiator and uPVC window.

**BEDROOM TWO** 10' 11" x 13' 5" (3.35m x 4.10m) To rear aspect. Fitted wardrobes, central heating radiator and uPVC window.

**BEDROOM THREE** 7' 10" x 9' 8" (2.40m x 2.95m) To front aspect. Central heating radiator and uPVC window.

**BATHROOM** Fully tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, Aqualisa smart shower concealed with adjustable and wall fixed head with smart switch, extractor, vinyl flooring, heated towel rail and uPVC window.



## EXTERNALLY

**LARGE DRIVEWAY** Providing parking for multiple cars.

**GARAGE/OFFICE** With new wooden doors, power, light and internet. Rear of the garage has been modified to a home office area.

**GARDENS** The front garden is mainly laid to lawn with mature borders and hedging. The fence and hedge enclosed rear garden is mainly laid to lawn with an enclosed paved patio, raised patio, decked patio area and a variety of mature shrubs, bushes and plants. Cold water external tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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