

FOR SALE



Roseberry Mount, Guisborough

4 Bedrooms, 2 Bathroom, Detached House

£415,000



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- Finished to a High Spec
- Two Reception Rooms
- Office
- Cloakroom
- Four Double Bedrooms



FULL DESCRIPTION Martin & Co Guisborough is delighted to offer to the market this beautifully presented property located in a quiet cul de sac, just minutes away from Guisborough Town Centre. This property has been renovated to a High Specification throughout. Briefly comprising Entrance Hall, Living Room, Dining Room, Kitchen, Breakfast Room, Utility, Cloakroom, Office, Four first floor Double Bedrooms, one with Ensuite and Family Bathroom. Additionally the property has Integral double garage, Driveway and good size Front & Rear Gardens. Don't delay contact us today for a viewing of this beautiful home. Call Martin & Co on 01287 631254

INTERNALLY

GROUND FLOOR

ENTRANCE HALL To the front aspect. Composite entrance door, uPVC double glazed window to the front, central heating radiator, understairs storage cupboard, inset lights, door to the downstairs cloaks, solid oak spindle staircase and stone tiled flooring.

LIVING ROOM 16' 5" x 13' 1" (5m x 3.99m) To the front aspect. uPVC double glazed bay window, feature log burning stove with brick recess, tiled hearth and oak mantle. Wall lights, double central heating radiator, decorative ceiling coving, carpet flooring and double doors leading to the dining room.

DINING ROOM 13' 1" x 9' 6" (3.99m x 2.9m) To rear aspect. uPVC double glazed French doors leading to the rear garden with adjacent glazed panels, double central heating radiator, solid wood flooring and decorative ceiling coving.



KITCHEN 11' 4" x 11' 4" (3.45m x 3.45m) Range of wall, base and drawer units with laminate worktops and complimenting tiled splashbacks. Stainless steel inset sink unit with mixer tap, plumbing for a dishwasher and built-in double oven with separate gas hob and cooker hood over. central heating radiator, tiled flooring, uPVC double glazed window to the rear aspect and opening leading to the breakfast room.

leading into the garage.

DOWNSTAIRS CLOAKS/WC Modern white suite comprising; low level wc with push button flush, vanity wash hand basin with tiled splashback, traditional style towel radiator, stunning stone tiled flooring and inset lights.

BREAKFAST ROOM 8' 5" x 8' 3" (2.57m x 2.51m) To the rear aspect. uPVC double glazed window, double central heating radiator, tiled flooring and door leading to the utility area.

OFFICE 10' 4" x 8' 6" (3.15m x 2.59m) To the front aspect. uPVC double glazed bow window, double central heating radiator, carpet flooring and decorative ceiling coving.

UTILITY ROOM To rear aspect. Range of base units with laminate worktop, stainless steel inset sink unit with mixer tap, plumbing for washing machine and space for tumble dryer, central heating radiator, tiled flooring, uPVC double glazed window, uPVC double glazed entrance door to the side and courtesy door

FIRST FLOOR

LANDING Solid oak balustrade, storage cupboard housing hot water tank, inset lighting, central heating radiator, carpet flooring and access to a partially boarded loft space.



BEDROOM 14' 4" x 11' 2" (4.37m x 3.4m) To front aspect. uPVC double glazed bay window, wall lights, double central heating radiator, carpet flooring and two sets of double fitted wardrobes.

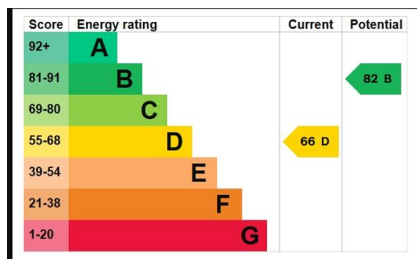
ENSUITE Modern white suite comprising; double shower cubicle with both handheld and rainfall shower attachments, vanity wash hand basin with mixer tap, low level wc with push button flush, base units and laminate worktop. Chrome towel radiator, wall and floor tiles, inset lighting, extractor fan, underfloor heating and uPVC double glazed window to the side aspect.

BEDROOM 14' 7" x 9' 4" (4.44m x 2.84m) To the rear aspect. uPVC double glazed window, central heating radiator, storage cupboard, carpet flooring and fitted wardrobes.

BEDROOM 10' 4" x 8' 8" (3.15m x 2.64m) To the front aspect. uPVC double glazed bow window, double central heating radiator, carpet flooring and fitted wardrobes.

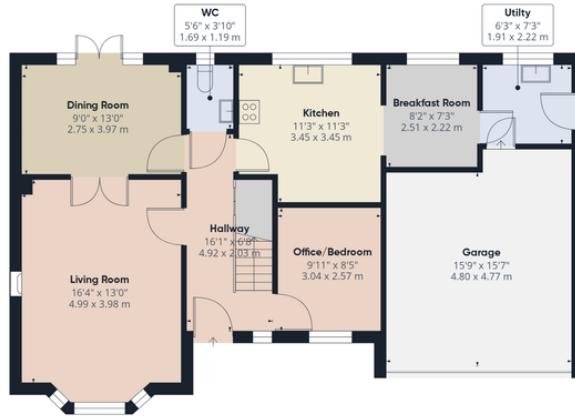
BEDROOM 9' 4" x 8' 8" (2.84m x 2.64m) To the rear aspect. uPVC double glazed window, central heating radiator, carpet flooring and fitted wardrobes.

BATHROOM Fully tiled modern white suite comprising; tiled p-shape bath with mixer tap, overhead shower and shower screen (the bath is on a remote control which controls the temperature and can fill the bath to the desired level), vanity unit housing the wash hand basin with mixer tap, low level wc with push button flush, base storage units and finished with a Corian top. Chrome towel radiator, inset lighting, extractor fan, underfloor heating and uPVC double glazed window to the rear aspect.

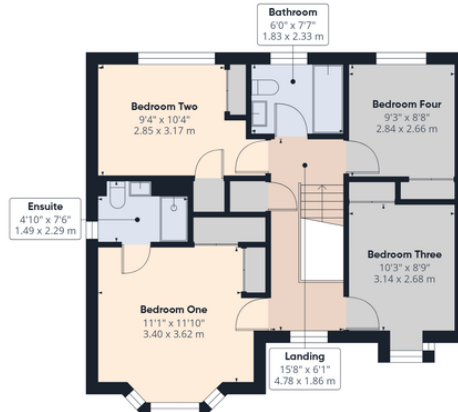


EXTERNALLY





Ground Floor



Floor 1



Approximate total area⁽¹⁾
1697 ft²
157.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.