

HERON GATE, GUISBOROUGH, TS14 8PG



- ▲ Impressive Four Bedroom Detached Family Home
- ▲ Popular Residential Area of Guisborough
- ▲ Spacious Lounge Opening into Dining Area
- ▲ Generous Kitchen Overlooking Rear Garden
- ▲ Principal Bedroom with En-Suite Shower Room
- ▲ Large Driveway & Integral Garage
- ▲ Generous Front and Rear Gardens
- ▲ Fully Boarded Loft Offering Excellent Storage
- ▲ Ideal Family Home with Flexible Living Accommodation
- ▲ Close to Local Amenities, Schools and Transport Links

£399,950

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Situated within the highly sought-after Heron Gate development in Guisborough, this impressive four-bedroom detached family home offers exceptional living space, generous gardens, and outstanding practicality, making it an ideal purchase for growing families.

Occupying a substantial plot with spacious grounds to both the front and rear, the property benefits from a large driveway providing ample off-street parking, together with a sizeable integrated garage.

The well-appointed accommodation briefly comprises an inviting entrance hall, a spacious lounge which flows seamlessly into the dining area, creating an excellent space for both everyday family living and entertaining. The ground floor further benefits from a versatile office space, ideal for home working, a useful Gym/Garden room, and a generously sized kitchen enjoying pleasant views over the rear garden and downstairs WC.

To the first floor are four well-proportioned bedrooms, including a superb principal bedroom complete with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Further enhancing the property's appeal, the loft has been fully boarded, providing excellent additional storage space.

Offering an enviable combination of space, convenience and location within one of Guisborough's most popular residential areas, this outstanding detached home presents a fantastic opportunity for families seeking their next long-term home.

GROUND FLOOR

HALLWAY - 1.85m x 4.95m (6'1" x 16'3")

LIVING ROOM - 4.52m x 5.46m (14'10" x 17'11")

DINING ROOM - 3.71m x 2.90m (12'2" x 9'6")

STUDY - 2.24m x 2.67m (7'4" x 8'9")

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10 Chaloner Street, Guisborough, TS14 6QD

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WC - 1.98m x 1.37m (6'6" x 4'6")

KITCHEN - 5.26m x 2.92m (17'3" x 9'7")

SUNROOM/PORCH - 2.46m x 1.55m (8'1" x 5'1")

GYM - 4.57m x 2.72m (15' x 8'11")

GARAGE - 4.80m x 5.36m (15'9" x 17'7")

FIRST FLOOR

LANDING - 2.84m x 1.5m (9'4" x 4'11")

BEDROOM ONE - 4.83m x 2.67m (15'10" x 8'9")

EN-SUITE - 1.68m x 2.03m (5'6" x 6'8")

BEDROOM TWO - 3.25m x 4.01m (10'8" x 13'2")

BEDROOM THREE - 3.33m x 2.97m (10'11" x 9'9")

BEDROOM FOUR - 2.16m x 3.68m (7'1" x 12'1")

BATHROOM - 1.65m x 2.03m (5'5" x 6'8")

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

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AGENTS REF: - JS/LS/GBH260162/01062026

Council Tax Band: F **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on
Tel: **01287 552280**



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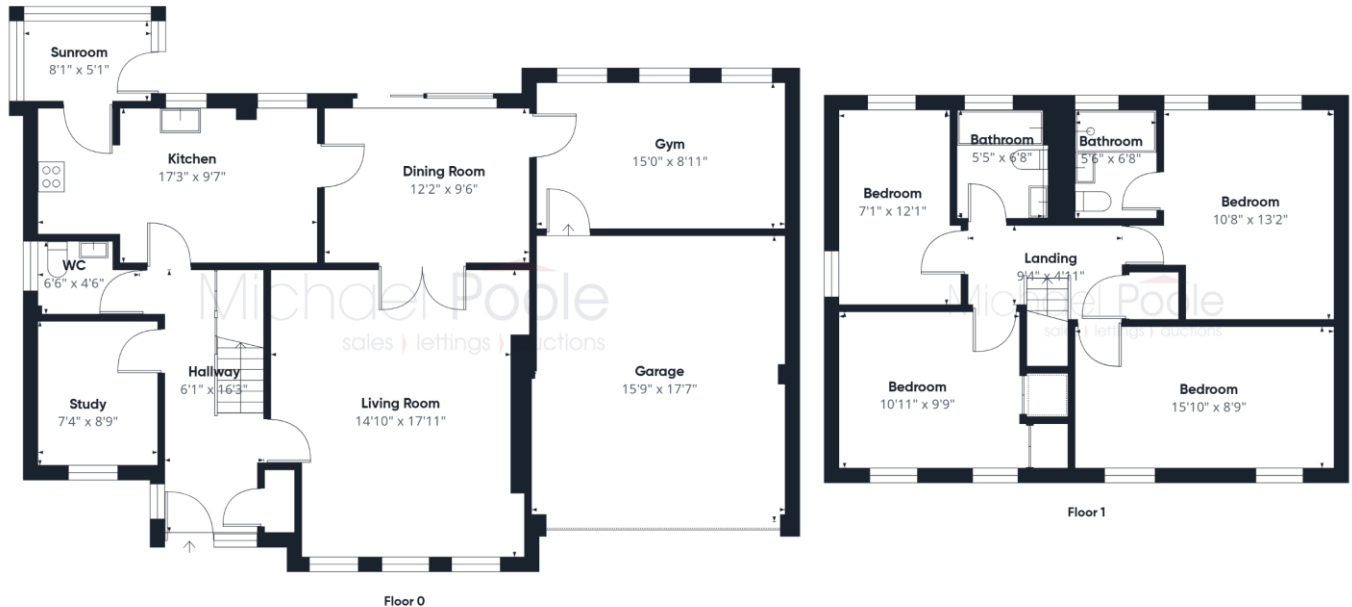


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