

FOR SALE



Hollymead Drive, Guisborough

3 Bedrooms, 1 Bathroom, Detached Bungalow

£310,000



Hollymead Drive, Guisborough

3 Bedrooms, 1 Bathroom

£310,000

- Chain Free
- Close to high street
- Quiet Location
- Close to good local schools
- Lateral Living



FULL DESCRIPTION We are delighted to present this lovely three bedroom bungalow located in the heart of Guisborough. Perfectly blending comfort, style, and convenience, this property offers everything you need for modern living. From its three double bedroom to its wrap around garden, every detail has been thoughtfully designed to create a warm and inviting atmosphere.

Whether you're a growing family, a first-time buyer, or simply looking for a new place to call home, this property is a must-see.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL uPVC entrance door, ceiling cornice, textured ceiling, moulding with indagated display stand, double panelled central heating radiator, carpeted flooring.

LOUNGE 14' 2" x 12' 10" (4.33m x 3.93m) To front aspect. Ceiling cornice, textured ceiling, dado, wooden and marble fire surround incorporating fire, carpeted flooring, double panelled central heating radiator, uPVC window and archway leading to the dining area.

DINING AREA 8' 6" x 9' 0" (2.61m x 2.75m) To side aspect. Ceiling cornice, textured ceiling, carpeted flooring, double panelled central heating radiator and uPVC window.

KITCHEN 8' 5" x 13' 11" (2.58m x 4.25m) To rear aspect. Range of wall, base and drawer units with light grey wood effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, cladded splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, space for a fridge / freezer, vinyl flooring, heated towel rail and uPVC window.



BATHROOM Fully panelled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, large walk-in shower with waterfall shower, extractor, vinyl flooring, central heating radiator, large storage cupboard containing the wall mounted Baxi gas central heating boiler and uPVC window.

BEDROOM ONE 11' 2" x 12' 5" (3.42m x 3.81m) To front aspect. Ceiling cornice, textured ceiling, central heating radiator and uPVC window.

BEDROOM TWO 11' 1" x 10' 4" (3.39m x 3.15m) To front aspect. Ceiling cornice, textured ceiling, central heating radiator and uPVC window.

BEDROOM THREE 11' 0" x 10' 10" (3.36m x 3.32m) To rear aspect. Ceiling cornice, textured ceiling, central heating radiator and uPVC window.

GARAGE 16' 2" x 8' 11" (4.95m x 2.74m) With up and over door, side courtesy door, power and light.

DRIVEWAY Imprint driveway providing parking.

GARDENS The front garden is mainly laid to lawn with borders and large privacy hedges. The fence and hedge enclosed rear garden is mainly laid to lawn with a raised decked area and a variety of shrubs, bushes and plants. Cold water external tap.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Martin & Co Guisborough
83 Westgate • • Guisborough • TS14 6AF
T: 01287 631254 • E: Guisborough@martinco.com

01287 631254
<http://www.martinco.com>

MARTIN&CO

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 m 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.