

FOR SALE



Peregrine Court, Guisborough

5 Bedrooms, 2 Bathroom, Detached House

£495,000


MARTIN&CO



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5 Bedrooms, 2 Bathroom

£495,000

- Spacious Living Over Split Floors
- South West Facing Rear Garden
- Beautiful Landscaped Gardens
- Integral Double Garage
- Popular Galley Hill Location

FULL DESCRIPTION Martin and Co Guisborough is delighted to bring to the market this five bedroom detached property, beautifully situated in a quiet cul de sac location in the popular Galley Hill area in Guisborough. Split level living - briefly comprising ground floor double garage, first floor entrance hall, office, WC, kitchen, utility room, living/dining room, stairs to second floor sitting room, stairs to third floor four bedrooms and bathroom and finally stairs to fourth floor bedroom with ensuite.

Externally to the front of the property there is a large block paved driveway, which allows multiple vehicles to park. There is curved paved steps with wrought iron balustrade leading to the front door. Either side of the steps is a beautiful rockery with plenty of shrubs and plants adding a splash of colour. Access to the right side of the property with gates leading to rear garden. The beautiful landscaped rear garden has been well designed with both entertaining and family living in mind. Central to the garden there is a good size lawn area with various patio seating areas to make full use of the sun/shade when required. Fully enclosed with fences and benefiting from a vast south-west facing mature garden with shrubs plants and trees allowing the feel of seclusion, privacy and beauty.

Forming part of the Kebbell homes development, within a few minutes walk, this property benefits from membership and access to the Galley Hill Leisure Centre, with its swimming pool, squash court and sports hall facilities. Additionally, for families there are two popular primary schools within a short walk of the property - St. Paulinus and Galley Hill primary schools.

INTERNALLY

GROUND FLOOR





DOUBLE GARAGE With up and over door, side integral door, wall mounted Baxi gas central heating boiler, power and light.

FIRST FLOOR

ENTRANCE HALL uPVC entrance door, composite entrance door, ceiling cornice, central heating radiator, carpet flooring leading to office, kitchen, first floor living/dining room and stairs leading to the first floor.

OFFICE To front aspect. Ceiling cornice, carpeted flooring, central heating radiator and uPVC window.

WC Part tiled. White low level WC with push button flush, wash hand basin, central heating radiator.

KITCHEN To rear aspect. Range of wall, base and drawer units with light wood fascias, 1.5 bowl ceramic inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, integrated fridge and freezer, integrated

dishwasher, integrated microwave, central heating radiator, large uPVC window and door leading off to the utility.

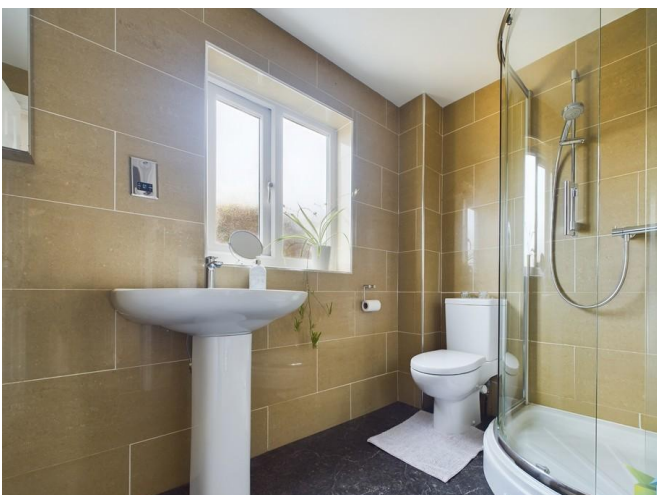
UTILITY ROOM To rear aspect. Base units with light cream wood effect fascias, laminate splash backs, laminate work surfaces, plumbing for washing machine, courtesy door to the garden central heating radiator and uPVC window.

LIVING/DINING ROOM To rear aspect. Ceiling cornice, double panelled central heating radiator and uPVC French doors.

SECOND FLOOR

SITTING ROOM To front aspect. Ceiling cornice, wooden and marble fire surround incorporating gas fire, carpeted flooring, double panelled central heating radiator and two uPVC bow windows.

THIRD FLOOR



BEDROOM TWO To front aspect. Ceiling cornice, two large double built-in wardrobes, central heating radiator and uPVC window.

BEDROOM THREE To rear aspect. Ceiling cornice, two large double built-in wardrobes, central heating radiator and uPVC window.

BEDROOM FOUR To rear aspect. Ceiling cornice, central heating radiator, two large double built-in wardrobes and uPVC window.

BEDROOM FIVE To rear aspect. Ceiling cornice, central heating radiator and uPVC window.

BATHROOM Fully tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath, corner shower cubicle with glazed screens, extractor, heated towel rail central heating radiator and uPVC window.

FOURTH FLOOR

BEDROOM ONE To front aspect. Ceiling cornice, two large double built-in wardrobes, central heating radiator and uPVC large window.

ENSUITE Part tiled. White suite comprising: low level WC, bidet, vanity inset wash hand basin, shower cubicle glazed side screen, extractor, carpet flooring, central heated radiator and uPVC window.

DRIVEWAY Large driveway for multiple cars.

GARDENS To the front of the property there is a large block paved driveway, which allows multiple vehicles to park. There is curved paved steps with wrought iron balustrade leading to the front door. Either side of the steps is a beautiful rockery with plenty of shrubs and plants adding a splash of colour. Access to the right side of the property with gates leading to rear garden. The beautiful landscaped rear garden has been well designed with both entertaining and family living in mind. Central to the garden



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 <p>Ground Floor</p>	 <p>Floor 1</p>	
 <p>Floor 2</p>	 <p>Floor 3</p>	<p>Approximate total area⁽¹⁾ 1856.03 ft² 172.43 m²</p>
 <p>Floor 4</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>

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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.