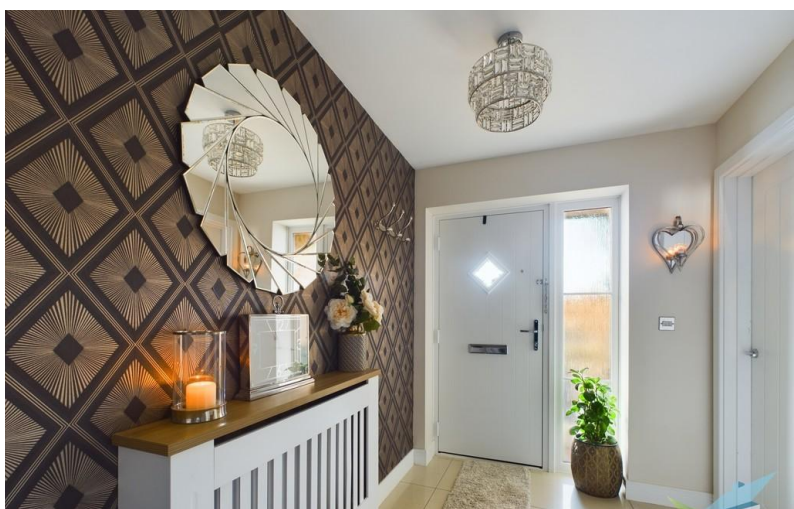


FOR SALE



Patterdale, Skelton

4 Bedrooms, 2 Bathroom, Detached House

£365,000

MARTIN&CO



Patterdale, Skelton

4 Bedrooms, 2 Bathroom

£365,000

- Upgraded Newbuild
- Close to high street
- Great Open Plan Living Kitchen Family Room
- Close To Amenities
- Separate Large Living Room



FULL DESCRIPTION Stunning Modern Property: Large Detached Four Double Bedroom Home with Beautiful Pond Views, Located on the popular Castlegate Development by Bellway.

This spacious, modern detached home offers the perfect blend of style, comfort, and convenience. The current owners have beautifully decorated and upgraded this property. Boasting over £33,000 of additional extras and upgrades including a landscaped garden.

Recently built, this four double bedroom property boasts an open plan Living Kitchen Family Room – ideal for family living and entertaining. The contemporary open-plan design is complemented by high-quality finishes and added extras throughout, providing a luxurious living experience.

The heart of the home is the expansive light-filled kitchen-diner and family room, creating an inviting and flexible space. With sleek Silestone countertops, ample storage, and top-of-the-line appliances, the kitchen is perfect for both everyday family meals and hosting guests.

Upstairs, the four generously-sized double bedrooms offer plenty of space for families of all sizes, with the master suite benefiting from dressing area and ensuite as well as stunning views of the large pond.

Outside, the large rear garden is perfect for relaxing, play, or entertaining.

Located in a sought-after neighbourhood, this new build is close to local amenities, schools, and transport links. Don't miss the opportunity to make this stunning family home your own.



Call Martin & Co 01287 631254

INTERNALLY

GROUND FLOOR

ENTRANCE HALL uPVC entrance door, composite entrance door, double panelled central heating radiator, gloss tiled flooring and stairs leading to the first floor.

LIVING ROOM 14' 5" x 13' 10" (4.39m x 4.22m) To front aspect. Carpeted flooring, double panelled central heating radiator and large uPVC window overlooking the village pond.

LOUNGE/KITCHEN/DINER 21' 1" x 10' 10" (6.43m x 3.3m) To rear aspect. Leading from dining area is the kitchen with a range of wall, base and drawer units with light wood effect fascias, 1.5 bowl stainless steel inset sink unit and moulded drainer, mixer tap, Silestone splash backs, Silestone work surfaces, large kitchen island, gas hob, electric oven, integrated microwave,

extractor hood, integrated fridge freezer, integrated dishwasher, gloss tiled flooring, inset lighting, double panelled central heating radiator, leading to lounge area with a tv connection point, uPVC window and French doors leading to garden.

UTILITY ROOM 5' 9" x 5' 1" (1.75m x 1.55m) To rear aspect. Base units with light wood effect fascias, 1 ½ bowl stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, integrated washing machine, gloss tiled flooring and uPVC door leading to the garden.

WC 5' 10" x 3' 4" (1.78m x 1.02m) Part tiled. White low-level WC with push button flush, pedestal hand basin, heated towel rail, gloss tiled flooring and uPVC window.

FIRST FLOOR

LANDING 14' 4" x 8' 11" (4.37m x 2.72m) With uPVC window and loft access hatch to loft space, lighting and large storage cupboard.



BEDROOM ONE 16' 0" x 13' 11" (4.88m x 4.24m) To front aspect. Double bedroom - Dressing area with fitted wardrobes leading to ensuite, central heating radiator and uPVC window.

ENSUITE 10' 10" x 4' 8" (3.3m x 1.42m) Part tiled. White suite comprising: low level WC with push button flush, floating pedestal wash hand basin, large walk in shower glazed side screen, extractor, tiled flooring, heated towel rail and uPVC window.

BEDROOM TWO 9' 11" x 9' 11" (3.02m x 3.02m) To front aspect. Double bedroom - Central heating radiator and uPVC window.

BEDROOM THREE 11' 1" x 10' 6" (3.38m x 3.2m) To rear aspect. Double bedroom - Central heating radiator and uPVC window.

BEDROOM FOUR 11' 8" x 9' 11" (3.56m x 3.02m) To rear aspect. Double bedroom - Fitted wardrobes, central heating radiator and uPVC window.

BATHROOM 7' 8" x 6' 6" (2.34m x 1.98m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with shower over, glazed side screen, extractor, tiled flooring, heated towel rail and uPVC window.

EXTERNALLY

GARAGE 15' 5" x 8' 10" (4.7m x 2.69m) With additional sink area complete with shelving and worktops along with additional plumbing for washing machine. Up and over door, side courtesy door, power and light.

GARDENS The front garden is mainly gravelled with borders with low maintenance in mind. The fence enclosed rear garden has been beautifully landscaped with established trees and plants offering privacy in years to come. With lawn and gravel with a paved patio and

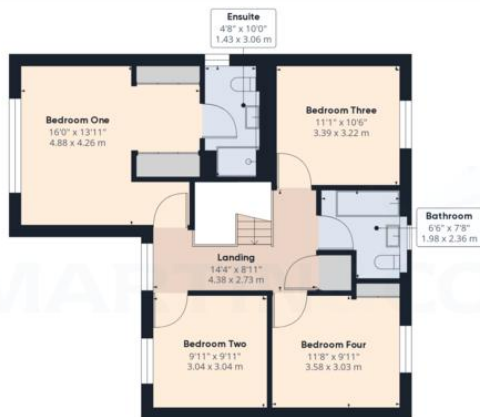


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Ground Floor



Floor 1

Approximate total area[®]
1524.29 ft²
141.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.