

FOR SALE



Glaisdale Road, Guisborough

4 Bedrooms, 2 Bathroom, Detached House

£360,000



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- Large family home
- Quiet Location
- Close to Good Local Schools
- Large Kitchen Diner
- Great Walks Close By

FULL DESCRIPTION Spacious 4-Bedroom Family Home in the Heart of Guisborough

Welcome to this beautifully presented four-bedroom, two-bathroom home ideally located in the sought-after town of Guisborough. Perfect for growing families, this property boasts a generous kitchen diner-ideal for everyday living and entertaining-along with a good-sized garden offering plenty of outdoor space to relax or play.

Situated close to excellent local amenities and highly regarded schools, this home combines comfort, space, and convenience in a location that truly has it all.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL 16' 6" x 6' 8" (5.03m x 2.03m) Composite entrance door, double panelled central heating radiator, coir mat entrance and carpet flooring and stairs leading to the first floor.

LIVING ROOM 15' 6" x 9' 9" (4.72m x 2.97m) To front aspect. Marble fire surround with inset lighting incorporating electric fire with log and flame effect feature, carpet flooring, double panelled central heating radiator and uPVC window.

CLOAKROOM 4' 7" x 3' 0" (1.4m x 0.91m) Part tiled. White low level WC with push button flush, pedestal hand wash basin with mono tap, central heating radiator, inset lights, extractor fan and vinyl flooring.

OPEN PLAN KITCHEN DINER 25' 10" x 10' 4" (7.87m x 3.15m) To rear aspect. Range of wall, base and drawer units with white fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, laminate splash backs,



MARTIN



laminated work surfaces, gas hob, electric oven, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, tiled flooring, inset lighting, double panelled central heating radiator, uPVC picture window and French doors leading to conservatory.

CONSERVATORY 12' 0" x 9' 9" (3.66m x 2.97m) uPVC Conservatory. With split face tile wall feature, wood burning stove, tiled flooring and French doors leading to the rear garden.

FIRST FLOOR

LANDING 10' 7" x 3' 1" (3.23m x 0.94m) With central heating radiator, cupboard housing water cylinder, carpet flooring and loft access hatch.

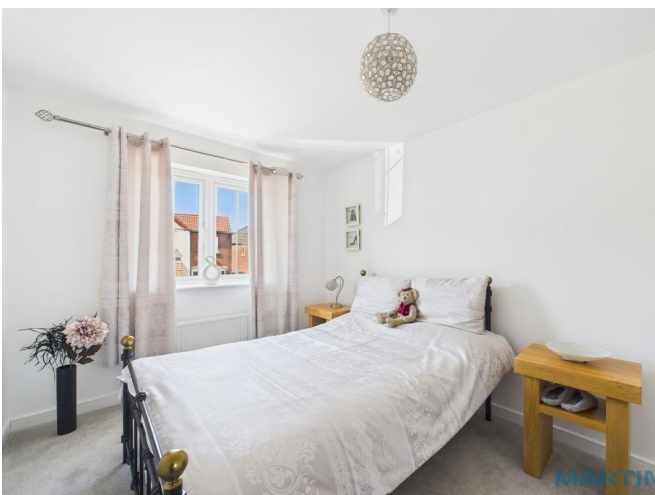
BEDROOM 13' 8" x 9' 10" (4.17m x 3m) To front aspect. Fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

ENSUITE 4' 0" x 6' 8" (1.22m x 2.03m) To front aspect. Part tiled. White suite comprising: back to wall low level WC with push button flush, wash hand basin with shroud with mono tap, shower enclosure with Mira shower over, inset lighting, extractor fan light, chrome heated towel rail, LVT Flooring and uPVC window.

BEDROOM 10' 3" x 9' 9" (3.12m x 2.97m) To rear aspect. Central heating radiator, carpet flooring and uPVC window.

BATHROOM 6' 2" x 6' 1" (1.88m x 1.85m) Part tiled. White suite comprising: back to wall low level WC with push button flush, wash hand basin with shroud and mono tap, panelled bath with Mira shower over, glazed side screen, extractor, LVT flooring, chrome heated towel rail and uPVC window.

BEDROOM/OFFICE 9' 0" x 6' 9" (2.74m x 2.06m) To rear aspect. Central heating radiator, carpet flooring and uPVC window.



BEDROOM 13' 2" x 8' 5" (4.01m x 2.57m) To front aspect. Central heating radiator, carpet flooring and uPVC window.

EXTERNALLY

GARDENS The front garden is mainly laid to lawn with borders. The fence enclosed rear garden has a convenient side access gate and is mainly laid to lawn with a paved Indian sandstone patio areas and raised flower beds. External lights and sockets, cold water external tap and shed.

DRIVEWAY Block paved providing off road parking.

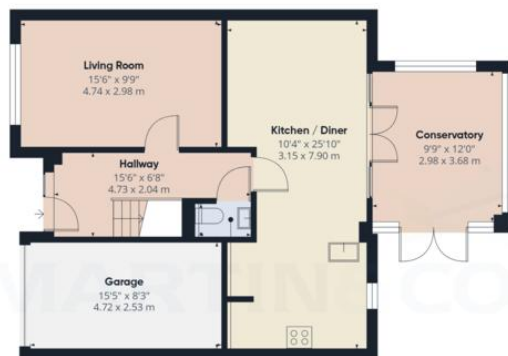
GARAGE With up and over door, Ideal Logic gas central heating boiler, power and light.

PLEASE NOTE Back to market due to chain break.

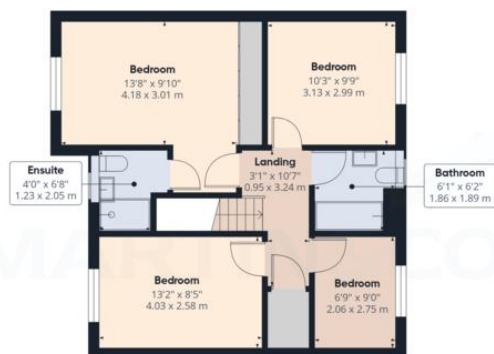


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Ground Floor



Floor 1

Approximate total area[®]

1336 ft²
124.2 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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