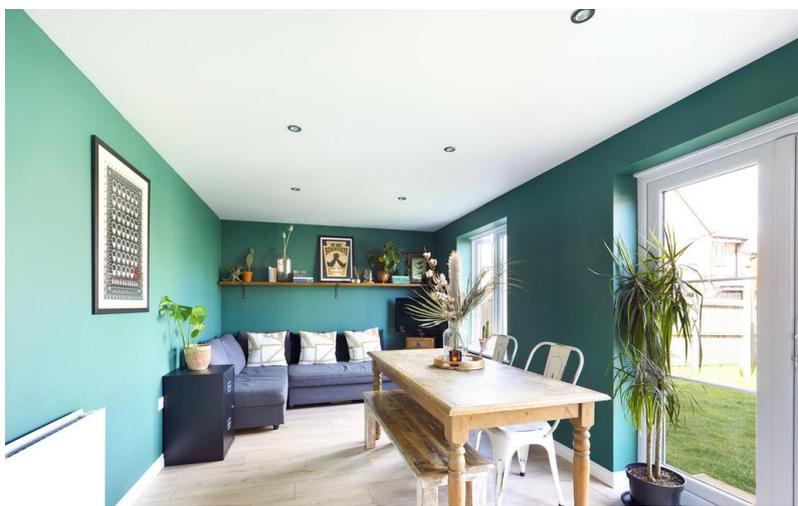


**ON HOLD**



## **Nightingale Road, Guisborough**

**4 Bedrooms, 2 Bathroom, Detached House**

**£275,000**



## Nightingale Road, Guisborough

4 Bedrooms, 2 Bathroom

**£275,000**

- No Forward Chain
- Open Plan Kitchen/Diner/Family Area
- Lounge
- Four Bedrooms
- Ensuite



**FULL DESCRIPTION** Martin & Co Guisborough is pleased to welcome to the market this beautiful FOUR bedroom DETACHED home. Recently constructed by Taylor Wimpey in 2016, this property has been tastefully decorated throughout. With four good size bedrooms this detached home, offers spacious accommodation for a family and is located on the popular Galley Hill Estate in Guisborough and lies within the catchment of both Galley Hill and St Paulinus Primary Schools so is ideal for young families.

This property has been well designed with a large lounge area to the front of the property and a spacious open plan kitchen with dining and family area to the rear of the house overlooking the enclosed garden, downstairs WC, entrance hall with stairs leading to the beautiful galleried landing area, master bedroom with ensuite shower room, three further bedrooms and family bathroom. Externally the property has a drive providing off road parking for up to 2 cars, integral garage and front & rear gardens. The property also benefits from gas central heating system and double glazing throughout. The property is offered with no forward chain, viewing is essential to appreciate the size, interior and location of the property.

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** Composite entrance door, central heating radiator, laminate flooring with coir mat and stairs leading to the first floor.

**LOUNGE** 17' 2" x 10' 4" (5.25m x 3.16m) To front aspect. Carpet flooring, two central heating radiators and uPVC double glazed bay window.

**OPEN PLAN KITCHEN/DINER/FAMILY AREA** 25' 11"



x 9' 8" (7.90m x 2.95m) To rear aspect. Range of wall, base and drawer units with light shaker effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, 5 ring gas hob, electric double oven, stainless steel extractor hood, integrated dishwasher, inset lighting, laminate flooring, two double panelled central heating radiator, two uPVC windows and French doors leading to rear garden.

WC Part tiled. White low level WC with push button flush, pedestal hand wash basin with mono tap, inset lighting, extractor fan, heated towel radiator and laminate flooring.

#### FIRST FLOOR

LANDING With uPVC double glazing window, central heating radiator, storage cupboard and loft access hatch to loft space.

BEDROOM 8' 7" x 8' 3" (2.62m x 2.53m) To front aspect. Central heating radiator, carpet flooring and uPVC double glazed window.

BEDROOM 11' 7" x 10' 9" (3.55m x 3.28m) To front aspect. Central heating radiator, carpet flooring and uPVC double glazed window.

BEDROOM 13' 11" x 9' 11" (4.26m x 3.03m) To rear aspect. Central heating radiator, carpet flooring and uPVC double glazed window.

ENSUITE Part tiled. White suite comprising: low level WC with push button flush, wash hand basin with shroud and mono tap, glazed shower cubical, extractor, vinyl flooring and heated towel rail.

BEDROOM 11' 7" x 9' 11" (3.55m x 3.03m) To rear aspect. Central heating radiator, carpet flooring and uPVC double glazed window.



**BATHROOM** Part tiled. White suite comprising: low level WC with push button flush, wash hand basin with shroud and mono tap, panelled bath, extractor, vinyl flooring, heated towel rail, inset lighting, airing cupboard housing hot water cylinder and uPVC double glazed window.

**EXTERNALLY**

**DRIVEWAY** Providing off road parking for two cars.

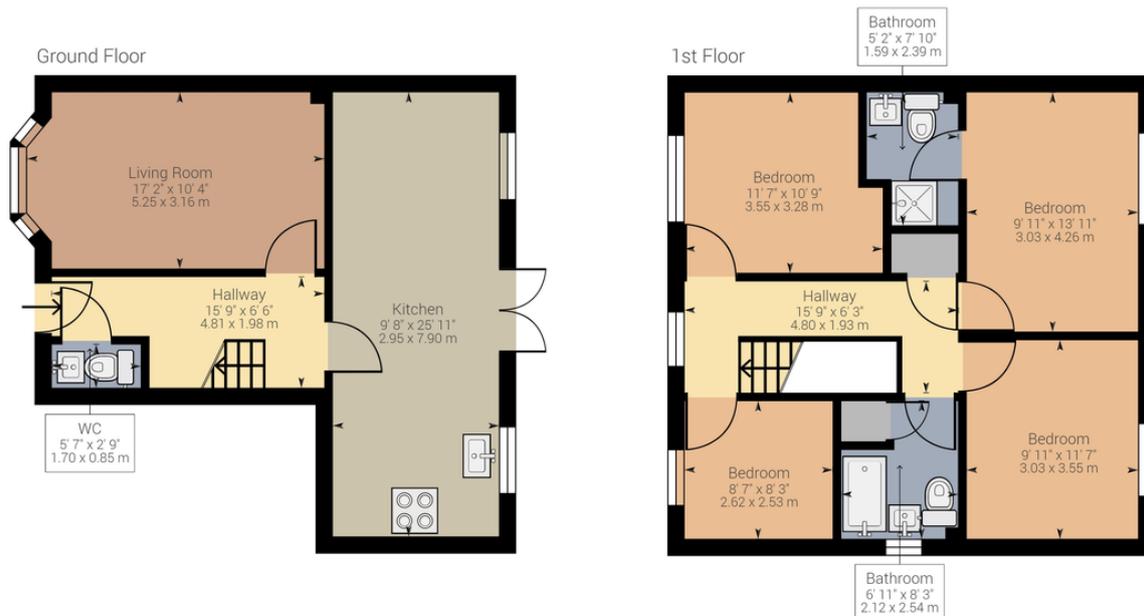
**GARAGE** With up and over door, lights and housing Ideal gas central heating boiler.

**GARDENS** The front garden is mainly laid to lawn with borders and wrought iron railings. The fence enclosed rear garden is mainly laid to lawn with a paved pathway and has a variety of shrubs, bushes and plants. Cold water external tap.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		





Approximate net internal area: 1168.40 ft<sup>2</sup> / 108.55 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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.