

FOR SALE



Kentmere Avenue, Skelton

4 Bedrooms, 2 Bathroom, Detached House

Offers Over £275,000

MARTIN&CO



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4 Bedrooms, 2 Bathroom

Offers Over £275,000

- Open Aspect to Front
- Extended
- Upgraded Modern Open Plan Kitchen
- Garden Room/Dining
- Two Reception Rooms

FULL DESCRIPTION Martin & Co Guisborough is delighted to bring to the market this beautiful four bedroom detached home. Situated in a prime position with open aspect overlooking green to the front. The property has been UPGRADED & EXTENDED and offers excellent space for everyday family life. The newly LANDSCAPED GARDEN complete with fire pit offers great entertaining spaces.

Briefly comprising lounge, downstairs w/c, family room, open plan kitchen diner, four first floor bedrooms with ensuite to main bedroom and family bathroom. Complete with landscaped garden to the rear, integral garage and plenty of off road parking on the drive to the front of the property.

Call 01287 631254 for a viewing.

INTERNALLY

GROUND FLOOR

LOUNGE 14' 5" x 9' 4" (4.39m x 2.84m) To front aspect. Composite door. Carpet flooring, double panelled central heating radiator, storage cupboard, understairs bespoke dog cubby area, stairs leading to first floor and door leading to integral garage and uPVC window.

KITCHEN 17' 9" x 7' 6" (5.41m x 2.29m) Range of wall, base and drawer units with light & dark contrast wood shaker effect fascias, stainless steel inset sink unit with mixer tap, white sparkle granite splash backs, white sparkle granite work surfaces and matching breakfast bar, induction hob, built in electric Bosch double oven, stainless steel extractor hood, space for American style fridge / freezer, integrated Electrolux dishwasher, integrated Electrolux washing machine, vinyl flooring, inset lighting, inset speakers which connect to sound





system and open plan to garden room.

GARDEN ROOM/DINING ROOM 12' 0" x 10' 7" (3.66m x 3.23m) To rear aspect. With lantern roof, inset lighting, inset speakers, two designer radiators, vinyl flooring and uPVC aluminum doors leading to rear garden.

LOUNGE/FAMILY ROOM 15' 1" x 11' 1" (4.6m x 3.38m) To rear aspect. Two central heating radiators, carpet flooring and two picture windows overlooking rear landscaped garden.

CLOAKROOM Tiled splash back. White low level WC with push button flush and pedestal handwash basin, extractor fan, central heating radiator and vinyl flooring.

FIRST FLOOR

LANDING With central heating radiator, two storage cupboards - one with water tank, carpet flooring and loft access hatch.

BEDROOM 1 12' 2" x 11' 3" (3.71m x 3.43m) To front aspect. Two fitted wardrobes, alcove over stairs, central heating radiator, carpet flooring and two uPVC windows.

ENSUITE Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin with mono tap, glazed shower cubical with Aqualisa shower, vinyl flooring, central heating radiator and uPVC window.

BEDROOM 2 10' 10" x 7' 10" (3.3m x 2.39m) To rear aspect. Central heating radiator, carpet flooring and uPVC window.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath, extractor fan, vinyl flooring, central heating radiator and uPVC window.

BEDROOM 3 9' 8" x 8' 8" (2.95m x 2.64m) To rear



aspect. Fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

BEDROOM 4 12' 4" x 8' 9" (3.76m x 2.67m) To front aspect. Fitted wardrobes, double panelled central heating radiator, carpet flooring, alcove over stairs and uPVC window.

EXTERNALLY

INTEGRAL GARAGE / GYM 16' 10" x 8' 5" (5.13m x 2.57m) With up & over electric door with gas central heating radiator, power, lights and door leading to lounge. This room is currently being used as a home gym. With wall mounted Ideal gas central heating boiler.

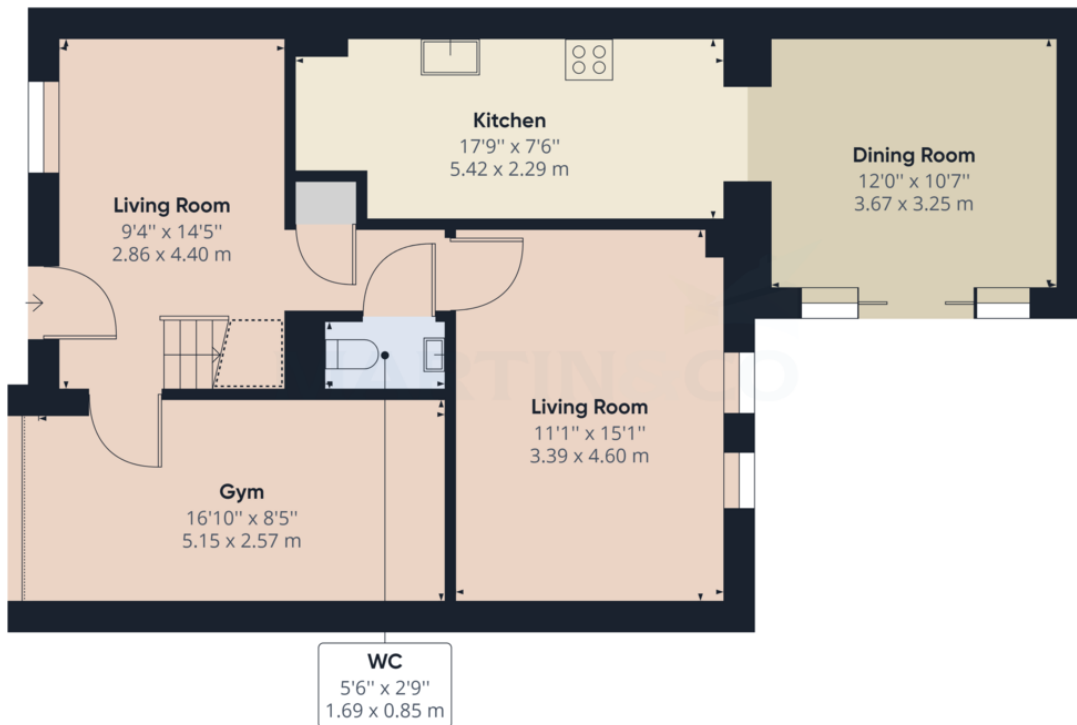
DRIVEWAY Concrete driveway with off road parking for up to 3 cars and gate access to rear garden.

GARDENS The fence enclosed rear garden has recently been landscaped with family and entertaining areas. Upon entering the garden from the dining room there is a spacious patio area leading to a pebbled entertaining area complete with brick built fire pit centrally located in front of the seating area and brick built bbq areas. There is also a lawn area to the side which makes this garden ideal for entertaining and every day family life.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		





Ground Floor

Approximate total area⁽¹⁾
771.95 ft²
71.72 m²

Reduced headroom
8.12 ft²
0.75 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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