

ON HOLD



Little Acre, Guisborough

4 Bedrooms, 1 Bathroom, Detached House

£425,000



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- Large Family Home
- Close to High Street
- Large Mature Gardens
- Integrated Solar Panels
- Open Plan Kitchen/Lounge/Diner



FULL DESCRIPTION Martin & Co would like to welcome to the market this four bedroom detached home with an impressive living space is created by a beautifully maintained interior and includes large entertainment spaces, well-proportioned rooms and a flow-through living/dining/kitchen area.

The tranquil outdoors offers patio dining space, lush lawn, flowering and ornamental trees. The perfect location for outdoor fun. Are you looking for country living at its finest? In a scenic quiet spot in a desirable Redcar and Cleveland neighbourhood. Right down the street from parks, nature, walking and biking trails, local shops, bars, cafes, boutiques, farmers market, nightlife and restaurants. Every convenience is a short distance away. Easy access to surrounding towns with public transportation options just minutes away. Avoid mud and nasty weather with a useful single car detached garage. Don't miss out on owning this fabulous home. Want to know more? Call Martin & Co today on 01287 631254.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL 5' 7" x 9' 6" (1.72m x 2.92m) uPVC entrance door, central heating radiator, Karndean flooring, large storage cupboard and stairs leading to the first floor.

LOUNGE 10' 6" x 14' 6" (3.22m x 4.43m) To front aspect. carpet flooring, double panelled central heating radiator and double aspect uPVC window.

KITCHEN 9' 8" x 9' 11" (2.95m x 3.04m) To front aspect. Range of wall, base and drawer units with light gloss effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, laminate work surfaces, gas hob,



electric double oven, extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, laminate flooring, inset lighting, central heating radiator and uPVC bi-fold doors opening on to the garden.

LIVING DINING ROOM 19' 4" x 10' 11" (5.90m x 3.33m) To rear aspect. Karndean flooring, double panelled central heating radiator and uPVC Bi-fold doors opening onto garden.

UTILITY ROOM To rear aspect. Base units with light gloss effect fascias, laminate work surfaces, plumbing for washing machine, concealed wall mounted Potterton gas central heating boiler, central heating radiator and uPVC door to garden.

WC Part tiled. White low level WC with push button flush, central heating radiator and uPVC window.

FIRST FLOOR

LANDING With uPVC window and loft access hatch to part boarded loft space.

BEDROOM ONE 11' 4" x 10' 10" (3.47m x 3.31m) To front aspect. Central heating radiator, carpet flooring and uPVC window.

ENSUITE Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, electric large shower cubical, extractor, vinyl flooring, heated towel rail and uPVC window.

BEDROOM TWO 10' 2" x 11' 1" (3.12m x 3.39m) To front aspect. Central heating radiator, carpet flooring and uPVC window.

BEDROOM THREE 11' 0" x 9' 9" (3.37m x 2.99m) To rear aspect. Storage cupboard, central heating radiator, carpet flooring and uPVC window.

BEDROOM FOUR 10' 11" x 9' 6" (3.34m x 2.90m) 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 with an over shower, extractor, vinyl flooring, heated towel rail and uPVC window.

EXTERNALLY

GARDEN The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is mainly laid to lawn with a paved patio and a raised patio area and a variety of shrubs, bushes and plants and summer house. Also gated side access to the garage. Additionally, there is a small wooded area beyond detached garage leading to a beck. Cold water external tap.

DRIVEWAY For two cars

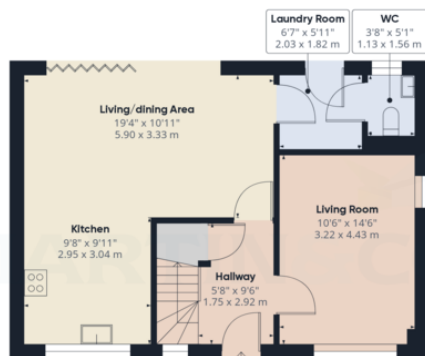
GARAGE With up and over door with rear courtesy door.

PLEASE NOTE

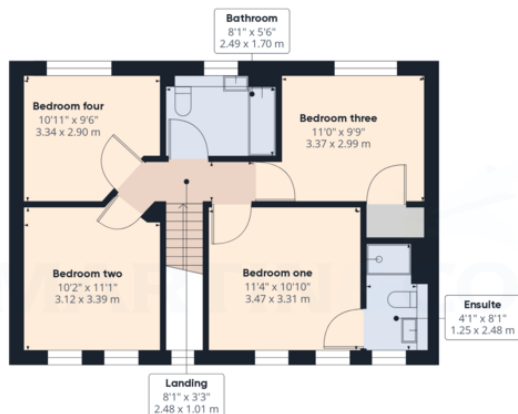


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Ground Floor



Floor 1

Approximate total area[#]

1204.4 ft²

111.89 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.

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.