

FOR SALE



Spring Lodge Gardens, Guisborough

4 Bedrooms, 1 Bathroom, Detached House

£315,000



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- No Onward Chain
- Quiet Cul de Sac Location
- Popular Location
- Spring Lodge Gardens
- Good Size Lounge



FULL DESCRIPTION Martin & Co Guisborough is proud to bring to the market this beautiful **FOUR BEDROOM DETACHED HOME**. Located in the popular and quiet cul de sac of Spring Lodge Gardens. This property is the perfect family home and is available with no onward chain. Briefly comprising of entrance hall, good size lounge, downstairs WC, open plan kitchen diner with separate utility room and patio doors leading to rear garden, driveway and garage. To the first floor there is bedroom with ensuite, family bathroom and three further bedrooms. Viewing is highly recommended call 01287 631254 to book.

GROUND FLOOR

INTERNALLY

HALLWAY 18' 11" x 6' 2" (5.77m x 1.88m) Composite entrance door, central heating radiator, laminate flooring, understairs storage cupboard and stairs leading to the first floor.

LOUNGE 14' 9" x 11' 10" (4.5m x 3.61m) To front aspect. wood burning stove with split face tile surround and oak mantle, carpet flooring, central heating radiator and uPVC window.

KITCHEN/DINER 10' 11" x 18' 6" (3.33m x 5.64m) To rear aspect. Range of wall, base and drawer units with light gloss fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, gas hob, electric oven, stainless steel extractor hood, space for fridge freezer, integrated dishwasher, integrated washing machine, concealed Worcester gas central heating boiler, laminate vinyl tile flooring, inset lighting, central heating radiator, uPVC window and French doors leading to rear garden.

UTILITY ROOM 4' 0" x 5' 6" (1.22m x 1.68m) Base



units with light gloss fascias, laminate splash backs, laminate work surfaces, plumbing for washing machine, central heating radiator, extractor fan and laminate vinyl tile flooring.

WC 4' 0" x 5' 11" (1.22m x 1.8m) Part tiled. White low level WC with push button flush, central heating radiator and laminate flooring.

FIRST FLOOR

LANDING With carpet flooring, central heating radiator and loft access hatch to loft space.

BEDROOM 8' 2" x 9' 3" (2.49m x 2.82m) To rear aspect. Fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

BEDROOM 11' 6" x 9' 3" (3.51m x 2.82m) To rear aspect. Fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

BATHROOM 6' 7" x 5' 7" (2.01m x 1.7m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with electric shower over, glazed side screen, extractor, inset lighting, vinyl flooring and central heating radiator.

BEDROOM 11' 9" x 10' 9" (3.58m x 3.28m) To front aspect. With fitted wardrobes, central heating radiator, carpet flooring, uPVC window and door leading to ensuite.

ENSUITE 6' 7" x 4' 0" (2.01m x 1.22m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, shower cubical with Mira electric shower, extractor, inset lighting, vinyl flooring and central heating radiator.

BEDROOM 7' 2" x 7' 8" (2.18m x 2.34m) To front aspect. Central heating radiator, carpet flooring and uPVC window.

EXTERNALLY



GARDENS The front garden is pebbled for low maintenance. The fence enclosed rear garden has been laid with an artificial lawn, there are also paved patio and decked area and a variety of shrubs, bushes and plants in raised beds. Cold water external tap. There is additional space behind the garage which from extra storage and access to the side for maintenance.

GARAGE With up and over door, power and light.

TARMAC DRIVEWAY Providing parking for several cars.



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