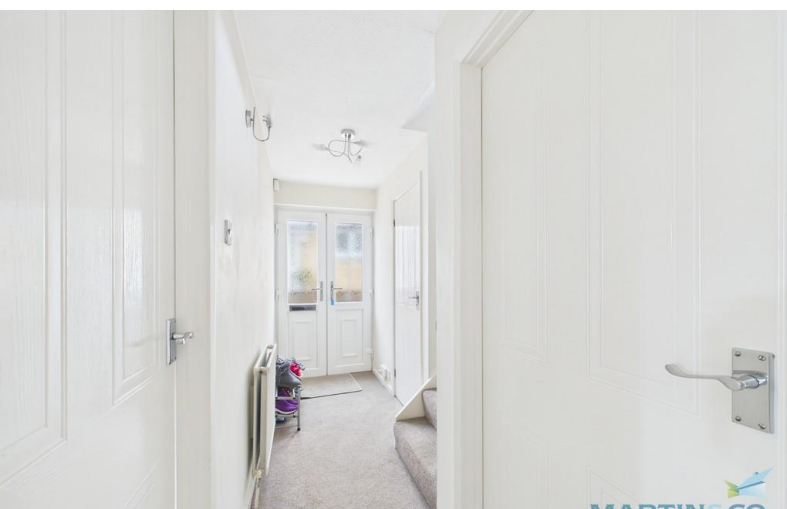


**FOR SALE**



**Overdale, Guisborough**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**£260,000**

**MARTIN&CO**



## Overdale, Guisborough

3 Bedrooms, 1 Bathroom

**£260,000**

- Large family home
- No Forward Chain
- Close to Good Local Schools
- Close To Amenities
- Great Front & Rear Gardens

**FULL DESCRIPTION** Charming 3/4-Bedroom Home with Spacious Living and Exceptional Outdoor Space

Welcome to this versatile and well-presented 3 to 4-bedroom family home, offering generous living space both inside and out. Set on a large plot, the property features a bright and airy lounge/diner, a delightful conservatory perfect for year-round enjoyment, and flexible bedroom options to suit growing families or those needing a home office.

The standout features continue outside with large gardens-ideal for entertaining, gardening, or simply relaxing-as well as a large private driveway with ample parking and a garage for additional storage or workshop use.

Located in a desirable area, this home combines space, comfort, and convenience, making it a fantastic opportunity you won't want to miss. Call Martin & Co today to book your viewing on 01287 631254

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** uPVC entrance door, textured ceiling, double panelled central heating radiator, carpeted flooring and stairs leading to the first floor.

**WC/UTILITY** Part tiled. Vanity inset White low level WC with push button flush, sink, wall mounted cancelled Worcester boiler, space for washing machine, large fitted understair storage and uPVC window.

**OFFICE/BEDROOM FOUR** To rear aspect, ground floor. Ceiling cornice, textured ceiling, central heating radiator and large uPVC window.

**THROUGH LOUNGE** To front and rear aspect. Ceiling





cornice, textured ceiling, wooden and stone fire surround incorporating electric fire, carpeted flooring, double panelled central heating radiator and large uPVC window.

**KITCHEN** To front and side aspect. Range of wall, base and drawer units with light gray wood effect fascias, 1 bowl coloured inset sink unit, mixer tap, granite splash backs, granite work surfaces, ceramic plate hob, electric double oven, extractor hood, integrated fridge / freezer, integrated dishwasher, laminate flooring, inset lighting, double panelled central heating radiator, uPVC window and uPVC side exit door.

**DINING AREA** To rear aspect. Ceiling cornice, textured ceiling, carpeted flooring, central heating radiator and uPVC bifold doors leading to the conservatory.

**CONSERVATORY** uPVC Conservatory. With carpeted flooring. French uPVC door to the large rear garden.

## FIRST FLOOR

**LANDING** With access doors to bedrooms and bathroom.

**BEDROOM ONE** To rear aspect with beautiful views. Fully fitted wardrobes and units central heating radiator, uPVC window and door leading to shower room.

**SHOWER ROOM** Fully tiled. White shower cubicle with waterfall shower, LVT flooring and heated towel rail.

**BEDROOM TWO** To front aspect. Fitted wardrobes and units, central heating radiator and uPVC window.

**BEDROOM THREE** To front and side aspect. Fitted wardrobes and units, central heating radiator and two uPVC windows.

**BATHROOM** Fully tiled. White suite comprising: vanity inset low level WC with push button flush and wash hand basin, panelled bath, storage cupboard, loft



access hatch to loft space, vinyl flooring, heated towel rail and uPVC window.

#### EXTERNALLY

**GARDEN** The front garden is mainly laid to lawn with borders. The fabulous fence and hedge enclosed rear garden is mainly laid to lawn with two paved patio decked areas and a variety of mature shrubs, bushes and plants. Cold water external tap.

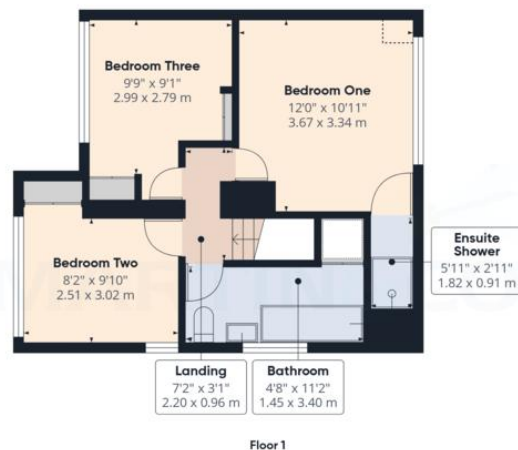
**DRIVEWAY** Providing parking for multiple cars and covered carport leading to garage.

**GARAGE** Larger than average garage with up and over door power and light.



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Approximate total area<sup>(1)</sup>

1085 ft<sup>2</sup>

100.9 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

## Martin & Co Guisborough

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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.