

**FOR SALE**



**Meath Way, Guisborough**

**4 Bedrooms, 1 Bathroom, Detached House**

**£295,000**



## Meath Way, Guisborough

4 Bedrooms, 1 Bathroom

**£295,000**

- Large family home
- Quiet Location
- Close to Good Local Schools
- Front & Rear Gardens
- Great Walks Close By

### FULL DESCRIPTION Welcome to Your Future Family Home

Discover the perfect blend of space, comfort, and convenience in this beautifully maintained four-bedroom family home. Thoughtfully designed with growing families in mind, this home offers generous living and dining areas, versatile bedrooms and beautiful views of high cliff. Whether you're hosting weekend gatherings, working from home, or enjoying quiet evenings with loved ones, this home provides the ideal setting for every stage of family life.

Situated in a family-friendly area close to good schools, parks, shopping, and transport links, this home is more than just a place to live-it's a place to thrive.

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** uPVC composite entrance door, carpeted flooring and stairs leading to the first floor.

**LOUNGE** 12' 0" x 13' 6" (3.66m x 4.12m) To front aspect. With stone affect fire surround incorporating electric stove fire, carpeted flooring, double panelled central heating radiator and uPVC bow window.

**SUN ROOM** 11' 1" x 5' 8" (3.39m x 1.73m) With central heating radiator, Vinyl flooring. French uPVC door to the rear garden.

**DINING ROOM** 15' 7" x 10' 5" (4.76m x 3.18m) To rear aspect. Leading from the lounge the dining room has carpeted flooring, double panelled central heating radiator, uPVC window, double doors.

**KITCHEN DINER** 7' 11" x 24' 5" (2.43m x 7.45m) To front and rear aspect. Range of wall, base and drawer





units with light grey effect fascias, 1.5 bowl coloured inset sink unit, mixer tap, cladded splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, Space for fridge freezer, vinyl flooring, double panelled central heating radiator, two uPVC windows, internal door leading to entrance hall and opening to dining area.

#### FIRST FLOOR

LANDING With access leading to second floor rooms.

BEDROOM ONE 8' 0" x 18' 4" (2.45m x 5.60m) To front and side aspect. Central heating radiator and two uPVC window.

BEDROOM TWO 8' 7" x 12' 11" (2.63m x 3.94m) To front aspect. Central heating radiator and uPVC window. With loft access hatch to part boarded loft containing Worcester Combi central heating boiler.

BEDROOM THREE 9' 4" x 9' 3" (2.87m x 2.83m) To

rear aspect. Fitted cupboard, central heating radiator and uPVC window.

BEDROOM FOUR 6' 8" x 9' 5" (2.05m x 2.89m) To front aspect. Central heating radiator and uPVC window.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, panelled bath, separate walk in shower with Triton shower, vinyl flooring, two heated towel rails and uPVC window.

#### EXTERNALLY

DRIVEWAY Block paved providing parking for multiple cars.

GARAGE With up and over door, rear courtesy door, power and light.

GARDENS The front garden is gravelled with borders.



The fence enclosed large rear garden is mainly laid to lawn with a paved patio area and a variety of shrubs, bushes and plants. Cold water external tap.



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**Approximate total area<sup>(1)</sup>**  
 1354 ft<sup>2</sup>  
 125.8 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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