



Buckthorn Grove, TS8 9BF
4 Bed - House - Detached
£225,000

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Located off Ladgate Lane, within a modern built estate, is this four bedroom detached home. Situated within a quiet cul-de-sac, this is perfect for families. The property is ideally situated for a number of good schools, local amenities, major commuting routes, and James Cook University Hospital.

The property occupies a favourable corner plot with a large, private rear garden, detached garage and double driveway. The front garden has been landscaped for easy maintenance.

Internally this stunning family home has been upgraded by the current owners and benefits from a host of tasteful extras, including "quartz" tiled flooring flowing through the hallway, dining kitchen and utility. A modern contemporary kitchen with a range of integrated appliances, and a luxurious bathrooms & en suite.

The Accommodation comprises of: To the ground floor there are two reception rooms, and an open plan dining kitchen with a modern fitted kitchen with plenty of wall and base units for family life, and a separate utility and wc. To the first floor there are four good sized bedrooms and a family bathroom; the master benefiting from an en suite.

Early viewing is recommended to appreciate the space and location of this fabulous family home.

Entrance Hallway

Glazed front door, "quartz" tiled flooring, radiator and return staircase to 1st floor landing.

Lounge

13'3 x 10'9 (4.04m x 3.28m)

uPVC DG window to front aspect and radiator.

Dining room / 2nd Reception room

10'9 x 9'10 (3.28m x 3.00m)

uPVC DG window to front aspect and radiator

Dining kitchen

20'3 x 9'6 (6.17m x 2.90m)

The kitchen is fitted with a range of contemporary wall, base and drawer units with stylish worktops, inset sink and drainer with mixer tap. Integrated appliances include a four ring induction hob with illuminating extractor and fan assisted oven, fridge freezer and dishwasher.

The dining area has French doors opening onto the rear decking, radiator and "quartz tiled" flooring that flows from the hallway through the Dining kitchen and Utility.

Utility

Plumbing for washing machine, base and wall units, Glazed door opening onto the rear garden.

Cloakroom W.C

White lowlevel w.c., & wash hand basin.

1st Floor Landing

From return spindle staircase, airing cupboard and access to four bedrooms and family bathroom.

Bedroom 1

12'9 x 11'6 (3.89m x 3.51m)

uPVC DG window to rear aspect and radiator

En Suite

Modern white and chrome suite comprising of walk in shower with thermostatic shower, pedestal wash hand basin, low level w.c. and radiator.

Bedroom 2

12'9 x 11'6 (max) (3.89m x 3.51m (max))

uPVC DG window to front aspect and radiator.

Bedroom 3

9'10 x 9 (3.00m x 2.74m)

uPVC DG window to front aspect and radiator

Bedroom 4

8'3 x 7'9 (2.51m x 2.36m)

uPVC DG window to front aspect and radiator

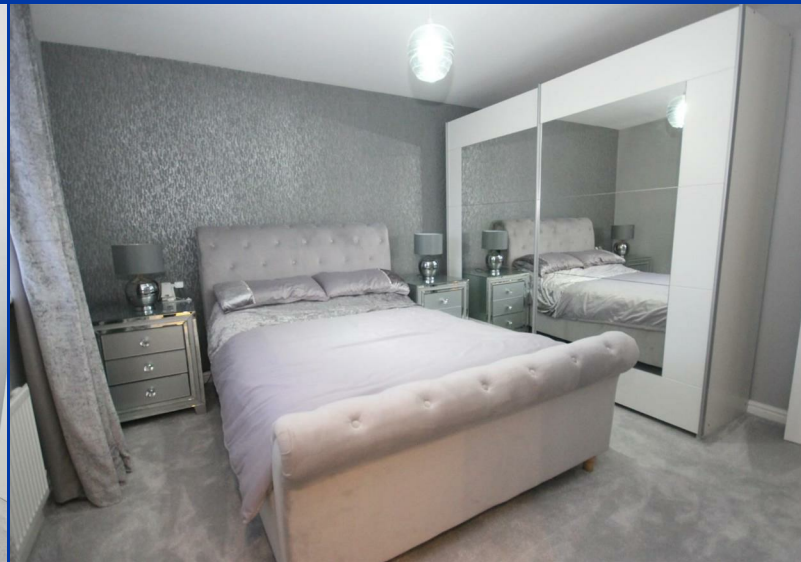
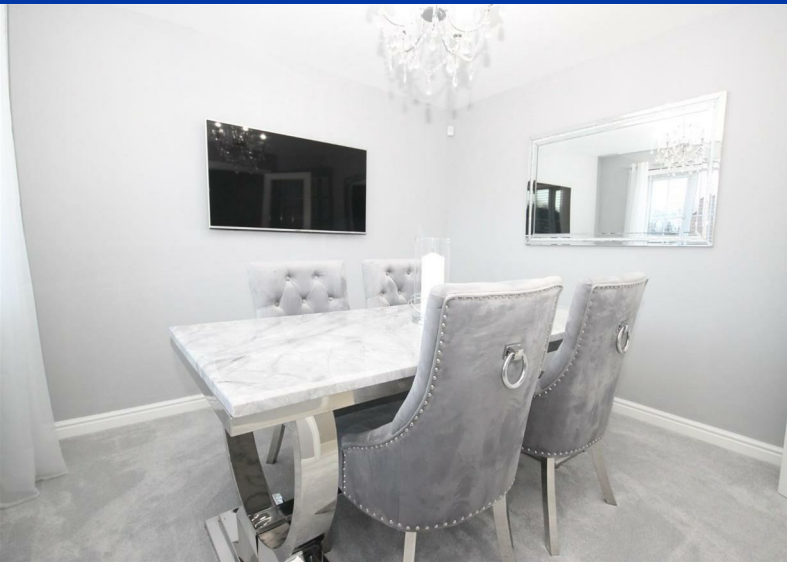
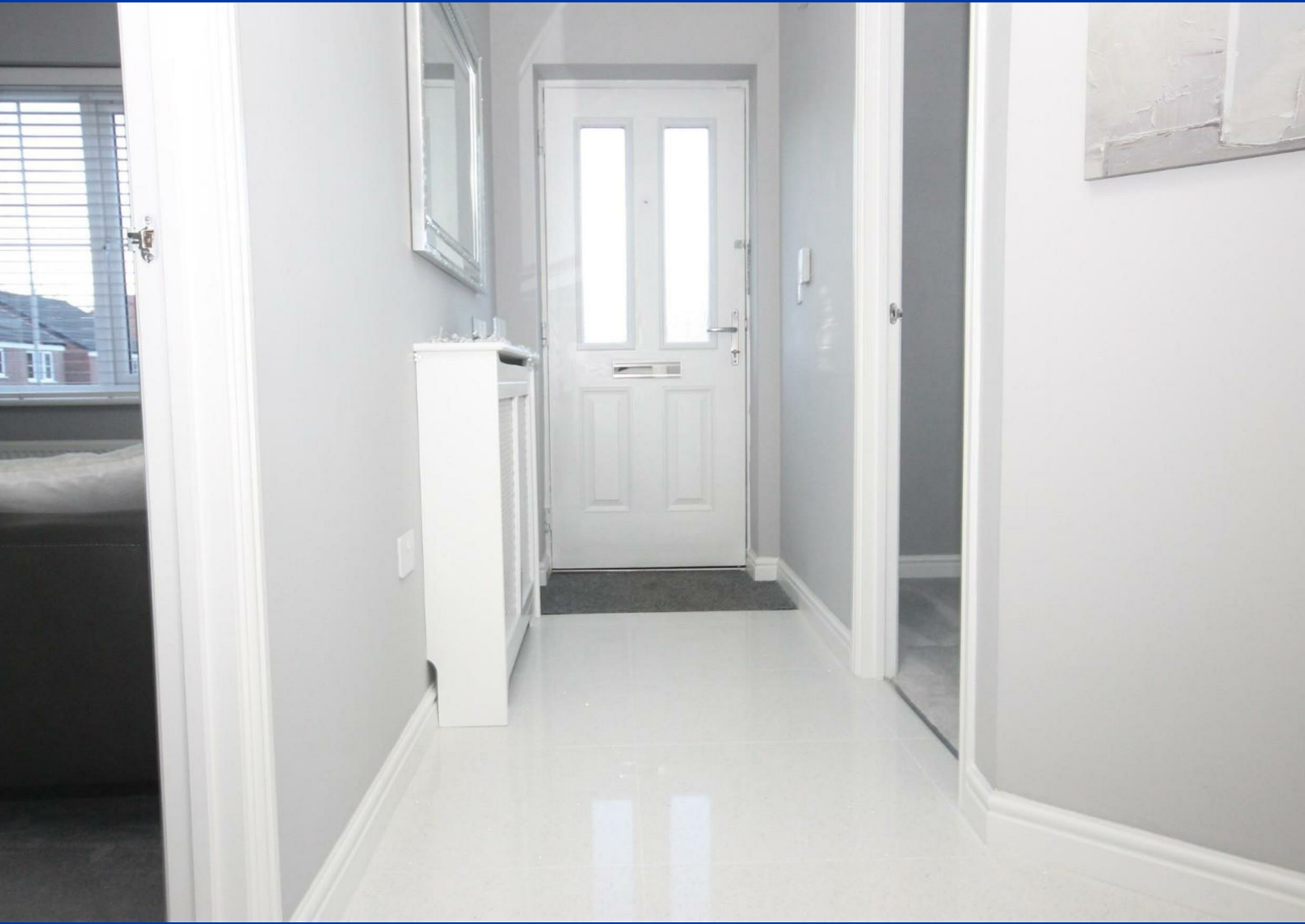
Family Bathroom

Modern Suite with panelled bath, wash hand basin with vanity storage, low level w.c. and radiator.

Externally

The enclosed rear garden affords a good degree of privacy with its favourable corner plot positioning. The garden is mainly laid to lawn with recently built composite decking area which is sure to be a sun trap in the summer months.

The open plan front garden is laid to lawn with established boarders.



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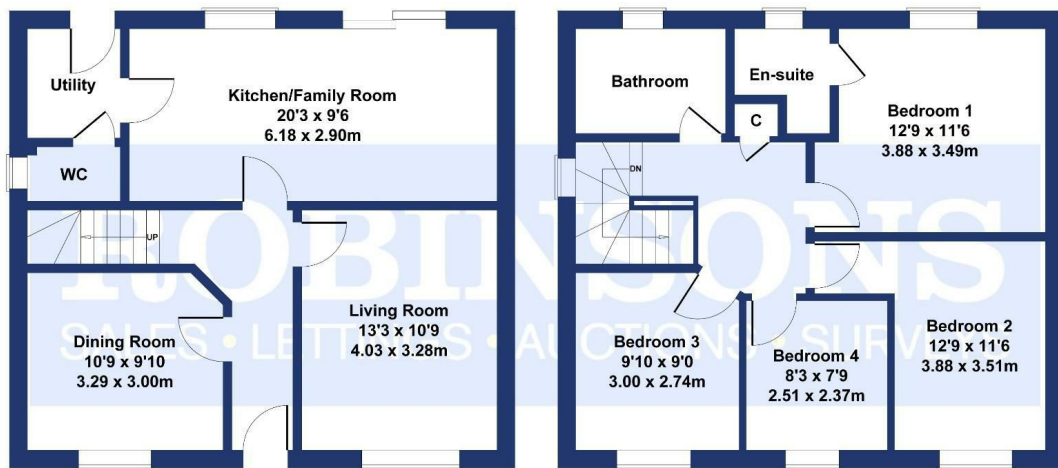
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Buckthorn

Approximate Gross Internal Area
1206 sq ft - 112 sq m



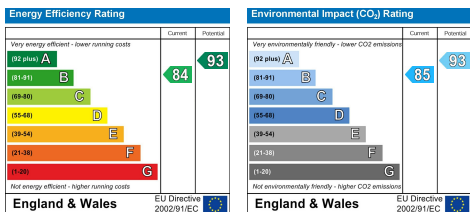
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



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