

HUNTERS HILL CLOSE, GUISBOROUGH, TS14 7FH



- ▲ Superb Modern Home
- ▲ Stunning Bespoke Open Plan Fitted Kitchen
- ▲ Fantastic Size Lounge with Bi-Fold Doors
- ▲ Ground Floor WC
- ▲ Utility Cupboard

- ▲ Parking to the Front for Two Cars
- ▲ En-Suite Shower Room
- ▲ Bespoke Fitted Family Bathroom
- ▲ Remainder of the 10 Year NHBC Building Guarantee

£225,000

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What a Stunner! Offering all the advantages you would expect from a modern home. Worthy of particular mention is the open plan kitchen and dining room leading to a fantastic size lounge. The lounge has the benefit of Bi-fold doors that lead seamlessly out onto the landscaped south facing garden at the rear. Situated in a fantastic location, close to the heart of the sought after town of Guisborough and a stone's throw away from woodland and hill walks.

GROUND FLOOR

ENTRANCE HALL - With composite glazed door to the front aspect, built-in storage cupboard, UPVC double glazed obscure glass window and radiator.

KITCHEN/DINING AREA - 3.89m (12'9") (max) x 2.29m (7'6") (min)

With UPVC double glazed bay style window to the front aspect, a range of stunning bespoke fitted base and wall units with contrasting worktops and integrated storage solutions. Integrated oven, hob, microwave and warming drawer, integrated fridge freezer, integrated spice rack, and pan drawer. Stainless steel sink with mixer tap and doors leading to the utility area.

UTILITY AREA - With plumbing for washing machine and storage.

GROUND FLOOR WC - With low level WC, wash hand basin, extractor fan and radiator.

INNER HALLWAY - Leading to the lounge with double radiator.

LOUNGE - 4.9m x 3.3m (16'1" x 10'10")
With radiator and UPVC double glazed bi-fold doors leading seamlessly out onto the south facing landscaped garden.

FIRST FLOOR

LANDING - 4.34m x 2.06m (14'3" x 6'9")

MASTER BEDROOM - 3.23m x 2.92m (10'7" x 9'7")
With UPVC double glazed window to the rear, door leading to en-suite, fitted wardrobes and radiator.

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10 Chaloner Street, Guisborough, TS14 6QD

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EN-SUITE - 2.46m x 1.37m (8'1" x 4'6")

With UPVC double glazed obscure glass window to the rear, large walk-in shower unit with drench head over, wash hand basin, low level WC and radiator.

BEDROOM TWO - 3.3m x 2.62m (10'10" x 8'7")

With UPVC double glazed window to the front and radiator.

BEDROOM THREE - 2.2m x 2.2m (7'3" x 7'3")

With UPVC double glazed window to the front and radiator.

FAMILY BATHROOM - 2.57m x 2.1m (8'5" x 6'11")

With panelled bath, low level WC, wash hand basin and radiator.

AGENTS REF: - JW/LS/NUN230107/18042024

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**

EXTERNALLY

PARKING & GARDEN - To the front of the property there is an excellent size block paved driveway providing off road parking for two cars. The rear garden is landscaped for ease of maintenance with paved patio, pathway, artificial turf, personal access gate leading to the side and front, southerly facing, and not overlooked from the rear.

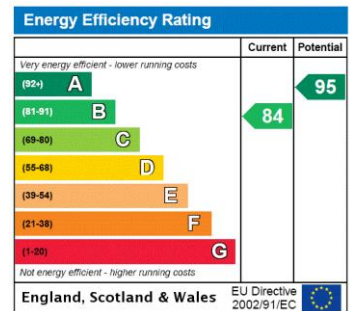


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