

ENFIELD CHASE, GUISBOROUGH, TS14 7LT



- ▲ No Onward Chain
- ▲ South Facing Rear Garden with Hills to the Rear
- ▲ Excellent Size Master Bedroom with Dressing Area
- ▲ New Roof Installed in March 2024
- ▲ Family Bathroom & Separate Shower Room
- ▲ Two Excellent Size Reception Rooms
- ▲ Multi Fuel Burning Stove
- ▲ Close to Belmont Primary School
- ▲ Stone's Throw Away from the Hills

£285,000

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A superb family home situated in an enviable location with lovely open views and the hills to the rear. Offered to the market with no onward chain, formerly a four bedroom, the current owners have converted it to three bedrooms, thus creating an excellent size main bedroom with the option of converting it back. The current owners have made many improvements including commissioning and installing a new roof. Houses of this quality rarely come to the market, and we advised early viewing to avoid disappointment.

GROUND FLOOR

ENTRANCE PORCH - With UPVC double glazed door to the front, UPVC windows to both sides and door leading to the lounge.

LOUNGE - 5.64m (18'6") reducing to 4.52m (14'10") x 4.52m (14'10")

With UPVC double glazed window to the front aspect offering open views, staircase to the first floor, personal access door to the garage, feature fireplace with multi fuel burning stove and oak mantel, French style doors leading to the dining room and radiator.

DINING ROOM - 5.4m x 3.28m (17'9" x 10'9")

With UPVC double glazed window to the rear, UPVC double glazed French doors leading seamlessly out to the landscaped rear garden, under stairs cupboard and radiator.

KITCHEN BREAKFAST ROOM - 4.24m x 2.51m (13'11" x 8'3")

With UPVC double glazed window to the rear, door leading to the laundry room, a range of attractive modern fitted base and wall units with contrasting worktops, space for oven with extractor over and sink with mixer tap.

REAR PORCH/UTILITY ROOM - 1.93m x 1.4m (6'4" x 4'7")

With UPVC double glazed window to the rear, UPVC double glazed door to the garden, sink, and space for washing machine.

FIRST FLOOR

LANDING - With airing cupboard.

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10 Chaloner Street, Guisborough, TS14 6QD

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BEDROOM ONE - 5.4m (17'9") reducing to 4.75m (15'7") x 3.56m (11'8")

Formerly two bedrooms this bedroom has been altered to make a fantastic main bedroom suite with two UPVC double glazed windows to the front, fitted wardrobes, a range of fitted drawers and dressing table, bedside cabinets, overhead cupboards, and radiator.

BEDROOM TWO - 4.4m x 2.46m (14'5" x 8'1")

With UPVC double glazed window to the front and radiator.

BEDROOM THREE - 2.9m x 2.6m (9'6" x 8'6")

With UPVC double glazed window to the rear, fitted wardrobes and radiator.

FAMILY BATHROOM - 2.67m x 1.7m (8'9" x 5'7")

With UPVC double glazed obscure glass window to the rear. A four-piece suite comprising low level WC, pedestal wash hand basin, bidet, panelled bath with electric shower over and glazed screen, decorative panelling, part tiled walls and radiator.

SHOWER ROOM - 2.46m x 1.73m (8'1" x 5'8")

With UPVC double glazed obscure glass window to the rear, low level WC, pedestal wash hand basin, large walk-in shower unit with power shower, fully tiled, storage cupboard and radiator.

EXTERNALLY

GARAGE - 6.22m x 2.54m (20'5" x 8'4")

With personal access door leading to main property, garage door to the driveway, power, and lighting.

PARKING & GARDENS - Externally the property occupies an excellent size plot with open views to the front and hills to the rear. To the front there is a good size driveway/parking area and well maintained garden. The rear garden is designed for ease of maintenance and is sympathetically landscaped with Indian sandstone, raised terrace, slate and granite beds, mature shrubs, cold water tap and personal access gate to the side.

AGENTS REF: - JW/LS/NUN230424/16042024

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on
Tel: 01287 552280

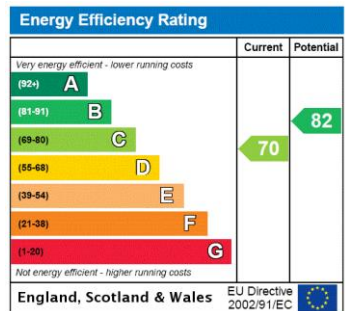


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