

HUNTERS PLACE, GUISBOROUGH, TS14 7BF



- ▲ A Spacious Four Bedroom Detached House Occupying a Fabulous Plot Within a Quiet Cul-De-Sac in this Popular Area of Guisborough
- ▲ Private Rear Garden with Spacious Contemporary Patio, Play Area & Timber Shed
- ▲ Modern Open Plan Fitted Kitchen Diner with Feature Wall & Bi-Folding Doors to the Rear Garden
- ▲ Separate Utility Room & Ground Floor WC
- ▲ Spacious Living Room
- ▲ Master Bedroom with Modern En-Suite Shower Room
- ▲ Separate Modern Family Bathroom
- ▲ Driveway with Parking for Two Cars & Integral Garage
- ▲ Small Development Off Enfield Chase
- ▲ Views to the Rear Towards Highcliff

Offers Over £280,000

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34 Hunters Place is a modern four bedroom detached home offering well planned and well presented accommodation throughout and is located in a quiet cul-de-sac off Enfield Chase. Externally there is a double width driveway to the front, integral garage, and a stunning private landscaped rear garden. Internally the accommodation briefly comprises an entrance hall, living room with double doors to the open plan kitchen diner with a modern range of units, feature wall and bi-folding doors to the private rear garden. There is also a separate utility room and a ground floor WC. To the first floor there are four generous size bedrooms, master with modern en-suite shower room and a separate modern family bathroom. Please call our recently opened Guisborough Office to arrange your viewing today.

OPEN PLAN KITCHEN DINER - 5.66m x 3.25m (18'7" x 10'8")

With a modern range of fitted wall and floor units with complementing work surfaces, integrated appliances include an electric oven, gas hob with extractor, fridge and freezer, spacious breakfast bar, laminate style flooring, feature wall, and bi-folding doors open to the private rear garden.

UTILITY ROOM - 1.7m x 2.24m (5'7" x 7'4")

With a range of fitted unit, plumbing for washing machine, laminate flooring, central heating boiler, and side external door.

CLOAKROOM/WC

With white low level WC and wash hand basin.

GROUND FLOOR

ENTRANCE HALL

With composite entrance door and staircase to the first floor.

LOUNGE - 3.43m x 4.83m (11'3" x 15'10")

With glass panelled double doors opening to the kitchen diner.

FIRST FLOOR

LANDING

With airing cupboard and loft access.

BEDROOM ONE - 4.04m x 3.48m (13'3" x 11'5")

With built-in double wardrobe and cupboard.

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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EN-SUITE SHOWER ROOM

Modern suite comprising shower cubicle, low level WC, pedestal wash hand basin, chrome heated towel rail, and part tiled walls.

BEDROOM TWO - 2.92m x 3.76m (9'7" x 12'4")

BEDROOM THREE - 3.1m x 2.95m (10'2" x 9'8")

BEDROOM FOUR - 2.2m x 2.92m (7'3" x 9'7")

BATHROOM - 2.1m x 2.24m (6'11" x 7'4")

White suite comprising bath with shower attachment, low level WC, pedestal wash hand basin, and part tiled walls.

EXTERNALLY

GARDENS & GARAGE

Externally the property is located within a quiet cul-de-sac in this small modern development located off Enfield Chase and features a double width driveway to the front elevation leading to an integral garage and to the rear there is a beautiful private landscaped garden with extensive contemporary patio area, lawn, play area and spacious timber shed.

AGENTS REF: - DP/DC/NUN230712/21092023

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

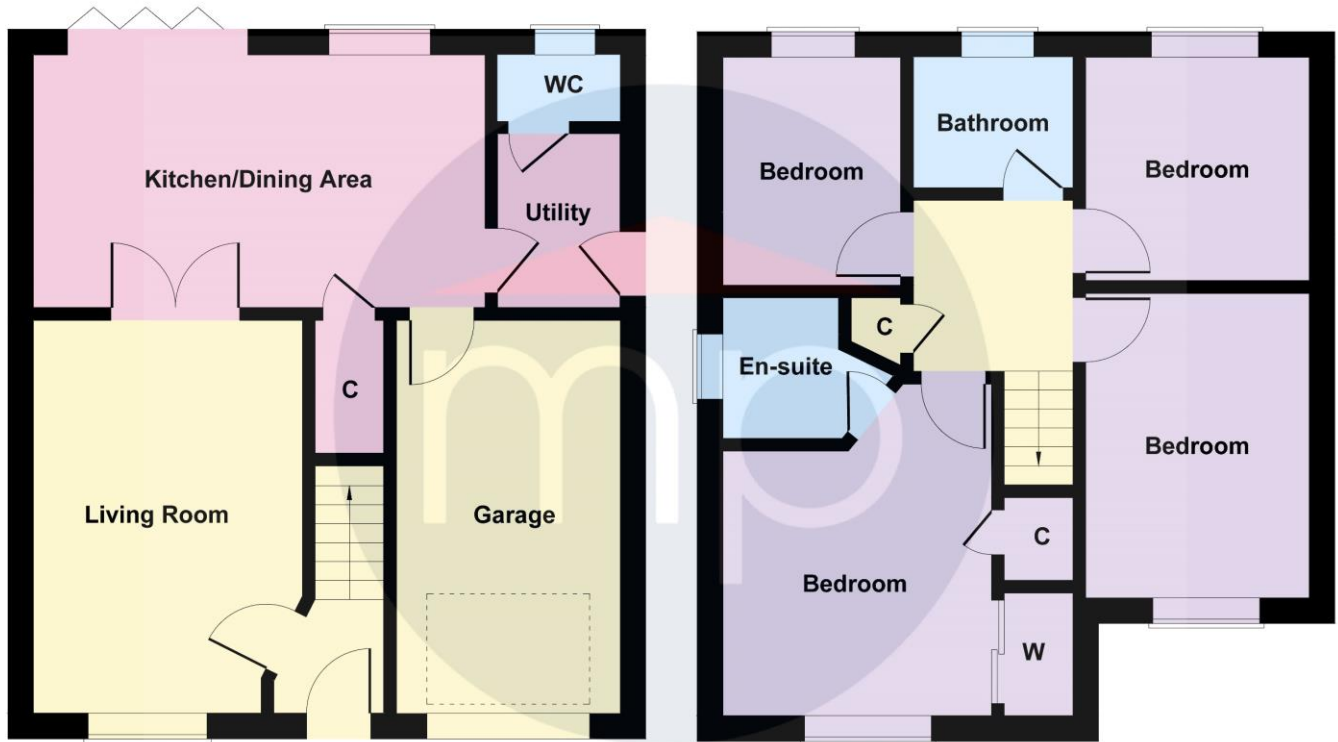
TO VIEW: Contact our Guisborough office on
Tel: **01287 552280**



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Hunters Place



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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