

HUTTON LANE, GUISBOROUGH, TS14 8AW



- ▲ A Well Presented & Spacious Four Bedroom Detached Bungalow
- ▲ Occupying a Fantastic Well Maintained Site with Front Garden & Private Rear Garden
- ▲ Block Paved Driveway to Single Garage
- ▲ Beautiful Fitted Kitchen
- ▲ Three Reception Rooms
- ▲ Smart Bathroom
- ▲ Two Ground Floor Double Bedrooms & Two First Floor Bedrooms

£350,000

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59 Hutton Lane is a spacious and well present four bedroom detached bungalow occupying a lovely site within this sought after area of Guisborough. Externally there is a block paved driveway leading to a single garage, front garden, and private rear garden. Internally the accommodation briefly comprises an entrance porch, entrance hall, living room, two ground floor bedrooms, dining room, sitting room, bathroom, and kitchen. To the first floor there are two bedrooms.

GROUND FLOOR

ENTRANCE PORCH - 1.3m x 1.57m (4'3" x 5'2")

ENTRANCE HALL - 5.56m x 1.47m (18'3" x 4'10")
With staircase to the first floor.

LIVING ROOM - 5.38m (17'8") into bay x 3.96m (13')
Feature fire surround with inset fire and bay window to the front elevation.

BEDROOM ONE - 3.8m (12'6") into bay x 3.56m (11'8")
With built-in wardrobes and large bay window to the front elevation.

BEDROOM TWO - 3.58m x 2.97m (11'9" x 9'9")

DINING ROOM - 2.67m x 3.58m (8'9" x 11'9")
With double doors opening to the sitting room.

SITTING ROOM - 3.2m x 3.58m (10'6" x 11'9")
Enjoying lovely views over the private rear garden and French doors to the side elevation.

BATHROOM - 3.56m x 2.03m (11'8" x 6'8")
Comprising shower cubicle, bath, low level WC, wash hand basin set into vanity style unit with storage under and above, Karndean flooring and chrome heated towel rail.

KITCHEN - 4.65m (max) x 3.45m (15'3" (max) x 11'4")
With a stunning range of shaker design fitted wall and floor units with complementing work surfaces, double oven, four ring electric hob with extractor over, integrated dishwasher, fridge and freezer, and plumbing for washing machine.

REAR HALL - With external door to the side elevation.

WC - 1.4m x 2.51m (4'7" x 8'3")
With low level WC and wash hand basin.

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

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FIRST FLOOR

BEDROOM THREE - 4.14m x 2.36m (13'7" x 7'9")

With built-in storage.

BEDROOM FOUR - 3.45m x 1.98m (11'4" x 6'6")

With large skylight and access to additional storage.

EXTERNALLY

GARDENS & GARAGE - Externally the property occupies a lovely plot within this sought after area of Guisborough and features a block paved driveway leading to a single garage, front garden with hedge border and well stocked borders. To the rear there is a lovely private garden laid to lawn with patio areas and well stocked borders.

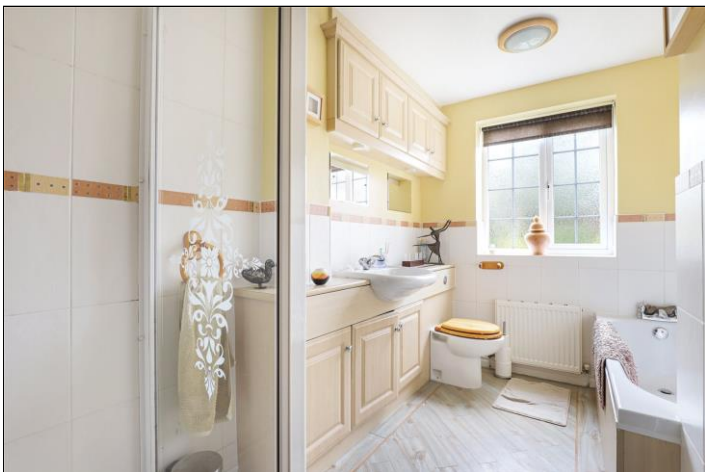
AGENTS REF: - DP/LS/NUN230744/29092023

Council Tax Band: E **Tenure:** Freehold

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



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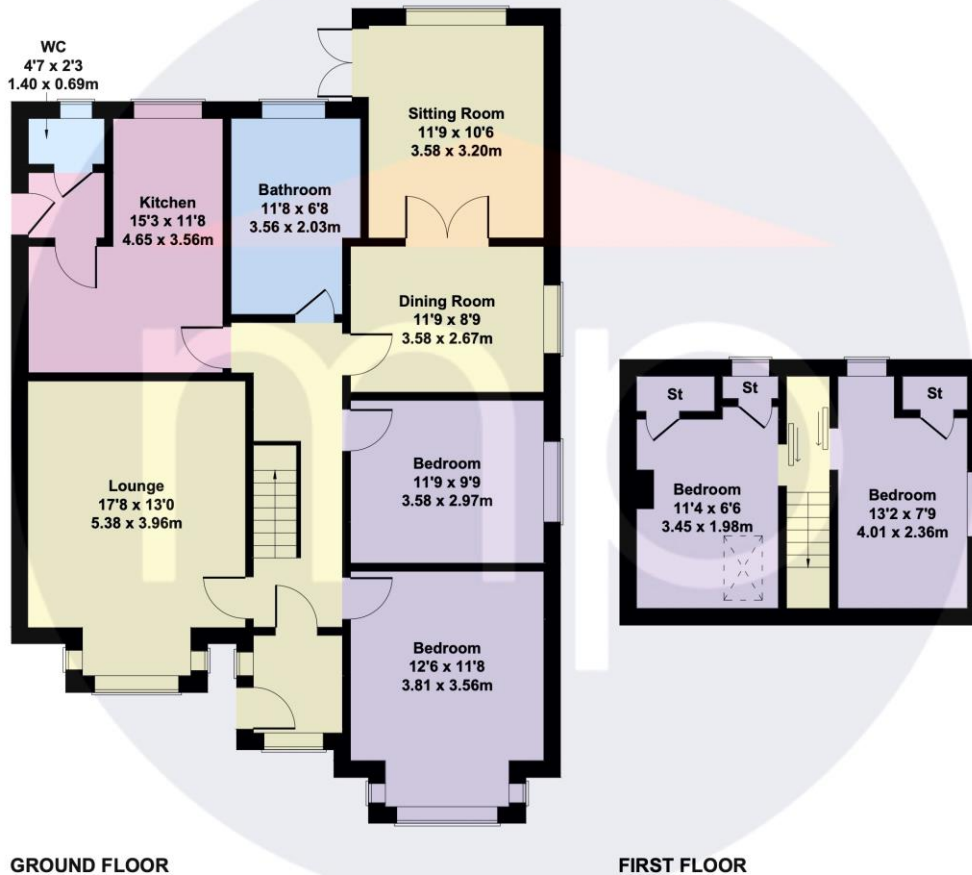


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Approximate Gross Internal Area
1447 sq ft - 134 sq m



Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(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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