

## BRAMBLING DRIVE, GUISBOROUGH, TS14 8LY



- ▲ A Modern Three Bedroom Semi Detached House Built by Taylor Wimpey
- ▲ Still Under NHBC Warranty
- ▲ Modern Open Plan Kitchen Diner
- ▲ Ground Floor Cloakroom/WC
- ▲ Separate Living Room
- ▲ Master Bedroom with Built-In Wardrobes & Modern En-Suite Shower Room
- ▲ Two Further Generous Size Bedrooms
- ▲ Modern Family Bathroom
- ▲ Driveway Leading to A Single Garage
- ▲ Neat Front & Rear Gardens

**Offers in excess of £210,000**

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With front and rear gardens and a driveway providing off-street parking leading to a single attached garage. Spacious, Internally, the entrance hall leads you into the comfortable living room. To the rear the open plan kitchen diner with a generous range of fitted units and double-glazed French doors leading out to the rear garden and patio. The kitchen offers a built-in double oven and hob, integrated fridge/freezer, dishwasher, washing machine, plus a useful larder cupboard and handy ground floor cloakroom/WC. Up the stairs to the first floor there are three generous bedrooms with the master having an en-suite with double shower and sliding door fitted wardrobes. The family bathroom features a white three-piece suite including a shower over the bath. This property is well placed for access to schooling, amenities, and road links. Viewing is advised to appreciate all this home has to offer.

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE - 3.69m x 4.24m (12'1" x 13'11")**

**KITCHEN DINER - 4.7m (15'5") reducing to 1.75m (5'9") x 4m (13'1") reducing to 2.89m (9'6")**

**CLOAKROOM/WC - 1.86m x 1.06m (6'1" x 3'6")**

**FIRST FLOOR**

**LANDING**

**MASTER BEDROOM - 2.95m x 3.46m (9'8" x 11'4")**

**EN-SUITE - 1.68m x 1.77m (5'6" x 5'10")**

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

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**BEDROOM TWO - 2.63m x 3.35m (8'8" x 11')**

**BEDROOM THREE - 2.03m x 3.58m (6'8" x 11'9")**

**BATHROOM - 1.7m x 2.08m (5'7" x 6'10")**

## **EXTERNALLY**

### **GARDENS & GARAGE**

Externally there is a neat front garden laid to lawn and a paved pathway to the entrance door. A driveway provides off-road parking and leads to a single attached garage. Side gated access leads to the wall enclosed, landscaped rear garden with a feature gravelled flowerbed with a variety of established shrubs, and a paved patio area. The rear garden boasts a pleasant southeast aspect.

**AGENTS REF:** - JF/LS/NUN230756/13122023

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

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

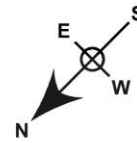


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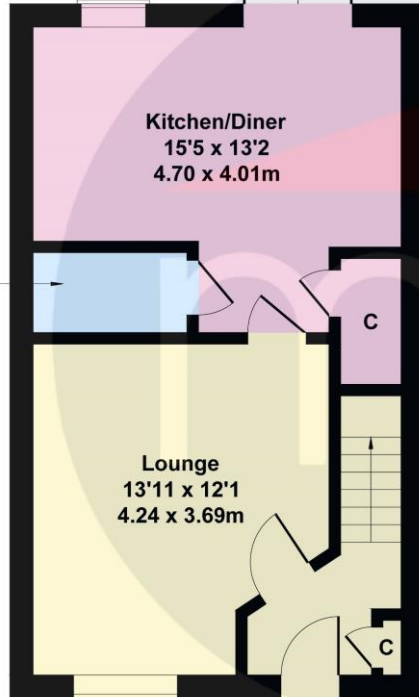


### 30 Brambling Drive

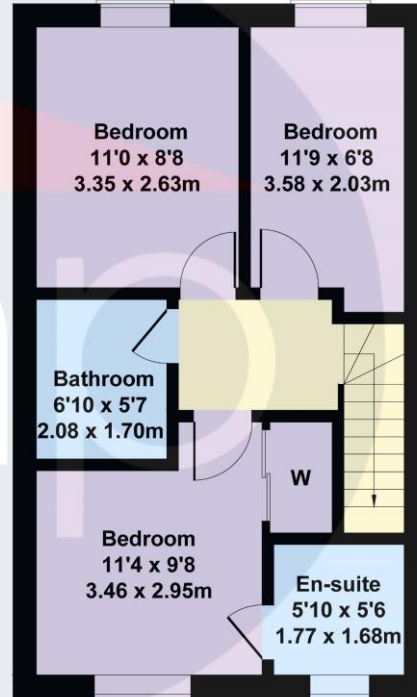
Approximate Gross Internal Area  
850 sq ft - 79 sq m



WC  
6'1 x 3'6  
1.86 x 1.06m



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		96
(81-91)	B	84	
(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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