

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

£220,000

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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")

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

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

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

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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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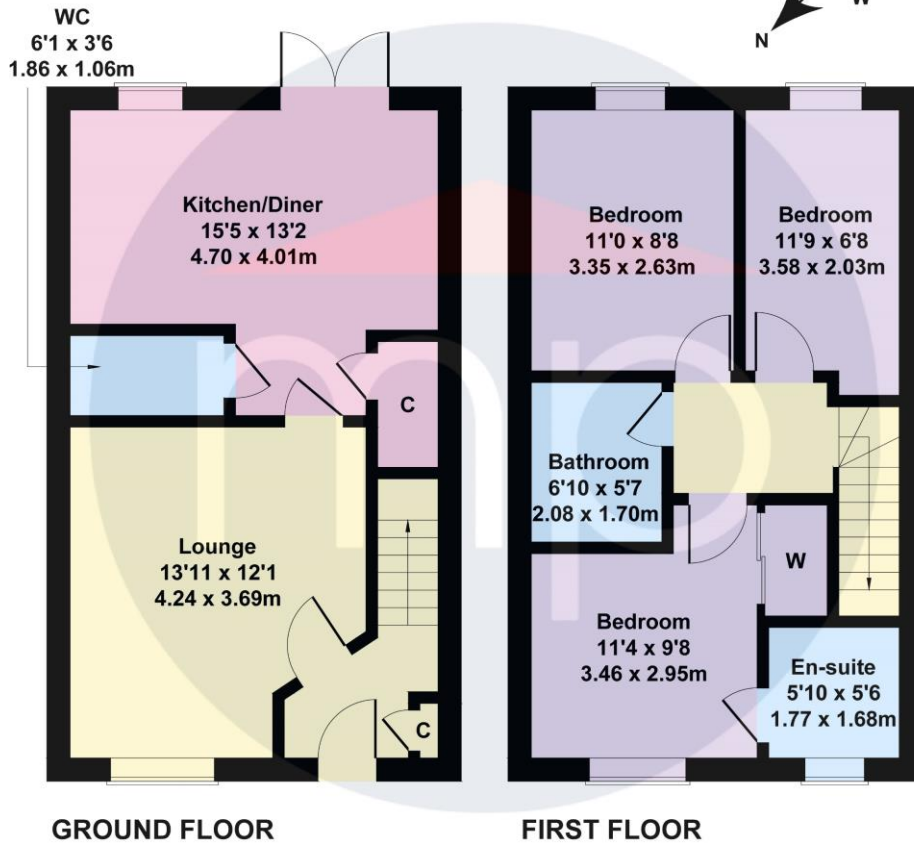
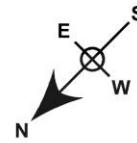
A photograph of the storefront of Michael Poole property consultants at night. The sign above the entrance is illuminated with blue light and reads "Michael Poole property consultants". The windows display various property listings.

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30 Brambling Drive

Approximate Gross Internal Area
850 sq ft - 79 sq m

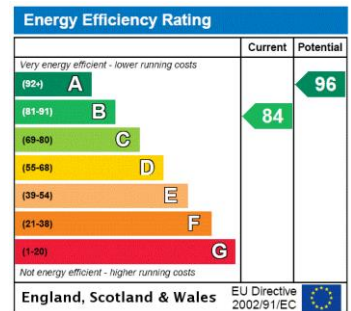


GROUND FLOOR

FIRST FLOOR

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

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