

## GLAISDALE ROAD, GUISBOROUGH, TS14 8DF



- ▲ Impressive Four Bedroom Detached Home Located Within This Popular & Modern Area of Guisborough
- ▲ Double Width Driveway to a Single Integral Garage
- ▲ Lounge with Bespoke Media Wall

- ▲ Spacious Full Width Open Plan Fitted Kitchen/Diner with Integrated Appliances
- ▲ Substantial Master Bedroom with Modern En-Suite Shower Room
- ▲ Early Viewing Recommended

**Offers Over £275,000**

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A four bedroom detached residence located within a modern area of Guisborough presented to a really nice standard and occupying a well-positioned plot with a double width brick paved driveway, integrated single garage, established low maintenance front garden area with a variety of shrubs and a lawned rear garden. Internally the accommodation briefly comprises an entrance hall with cloakroom/WC, lounge with bespoke media wall creating a stylish entertainment space and a 25ft open plan modern kitchen diner with built-in oven and hob, integrated fridge freezer, dishwasher, washing machine and French doors open to the rear garden. On the first floor there are four generous size bedrooms, master with a modern en-suite shower room and a family bathroom. Viewing comes highly recommended to appreciate all this family home offers.

**GROUND FLOOR**

**HALLWAY**

**LIVING ROOM - 3m x 4.72m (9'10" x 15'6")**

**KITCHEN DINER - 7.8m x 3.12m (25'7" x 10'3")**

**CLOAKROOM/WC**

**FIRST FLOOR**

**LANDING**

**MASTER BEDROOM - 2.97m x 4.06m (9'9" x 13'4")**

**EN-SUITE**

**BEDROOM TWO - 2.6m x 4.04m (8'6" x 13'3")**

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

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**BEDROOM THREE - 3m x 3.15m (9'10" x 10'4")**

**BEDROOM FOUR - 2.74m x 2.03m (9' x 6'8")**

**BATHROOM - 1.85m x 1.85m (6'1" x 6'1")**

**EXTERNALLY**

**GARDENS & GARAGE**

To the front there is a neat established front garden with a variety of shrubs and borders and a double width brick paved driveway provides off road parking leading to a single integrated garage. Side gate access leads to the enclosed low maintenance rear garden laid to lawn with paved patio area and pleasant open views.

**AGENTS REF:** - JF/LS/NUN230941/30112023

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

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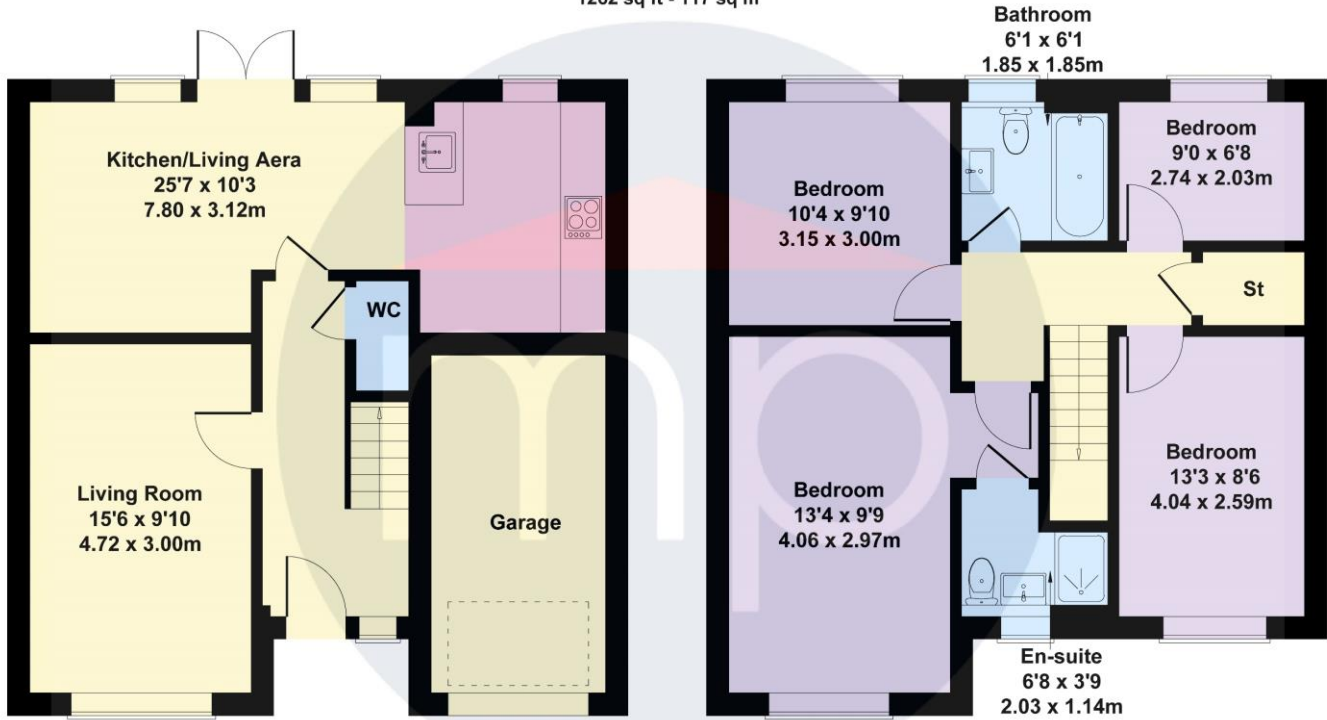


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### Glaisdale Road

Approximate Gross Internal Area  
1262 sq ft - 117 sq m



GROUND FLOOR

FIRST FLOOR

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		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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