

## FOUNDRY WAY, GUISBOROUGH, TS14 7NN



- ▲ Large, Modern & Stylish Four Bedroom Detached Home
- ▲ Superb Family Home Offering the Size a Growing Family Needs
- ▲ South Facing Rear Garden with Views Towards the Hills & Highcliffe
- ▲ Remodelled Internally to A Fantastic Standard
- ▲ L' Shaped Open Plan Kitchen/ Living Room/Diner
- ▲ Detached Double Garage, Part Converted into a Bar
- ▲ Good Schooling & Shops within Walking Distance
- ▲ NHBC Warranty Still Valid
- ▲ South Facing Rear Garden with Decking & Lawn
- ▲ Off Street Parking for Multiple Cars
- ▲ Gas Central Heating with a Modern Combi Boiler
- ▲ UPVC Double Glazed Windows & Composite Front Door
- ▲ Handy Ground Floor WC

**£324,950**

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A fantastic four bedroom detached home with a double garage (part converted into bar).

Will suit a growing family with the space offering over 1,200 sq. ft of living space.

The property has been remodelled in recent years now providing the new buyers with a large L' shaped kitchen/lounge/diner as well as a separate reception room. With some good schooling and shops only a short walk away this development is in a prime location!

Notable features include a south facing rear garden, views of the hills and Highcliffe, double garage (part converted into a bar), off street parking for multiple cars, modern and stylish kitchen with integrated units, four double bedrooms, en-suite shower room and more!

The property comprises entrance hall, ground floor WC, L' shaped kitchen/ lounge/diner and separate reception room. On the first floor there are four double bedrooms with the master having an en-suite shower room and there is a separate family bathroom.

**GROUND FLOOR**

**ENTRANCE HALL** - With white composite entrance door, staircase to the first floor, Porcelain tiled flooring and built-in storage cupboard.

**CLOAKROOM/WC** - Comprising close coupled WC with hidden cistern, pedestal wash hand basin with mixer tap and splashback tiles, radiator, Porcelain tiled flooring and extractor fan.

**PLAYROOM/SNUG - 3.2m x 3.1m (10'6" x 10'2")**  
With radiator.

**OPEN PLAN KITCHEN/LOUNGE/DINER - 9.25m x 3.2m (30'4" x 10'6")**

With green woodgrain effect shaker design wall, drawer, and floor units, wood block effect worktop, electric oven, four ring gas hob with splashback and s stainless steel extractor fan over, stainless steel sink unit with mixer tap, integrated fridge freezer, integrated dishwasher and washing machine, spotlights in the ceiling, radiator and two sets of UPVC French doors open to the rear garden.

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

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## FIRST FLOOR

**LANDING** - With loft access and radiator.

**BEDROOM ONE - 3.3m x 3.8m (10'10" x 12'6")**  
With radiator.

**EN-SUITE - 2.2m x 1.2m (7'3" x 3'11")**  
Comprising close coupled WC with hidden cistern, pedestal wash hand basin with mixer tap, walk-in shower, chrome towel radiator, spotlights in the ceiling and extractor fan.

**BEDROOM TWO - 3.3m x 2.6m (10'10" x 8'6")**  
With radiator.

**BEDROOM THREE - 3.6m x 3m (11'10" x 9'10")**  
With radiator.

**BEDROOM FOUR - 2.5m x 2.6m (8'2" x 8'6")**  
With radiator and fitted wardrobes.

**FAMILY BATHROOM - 1.9m x 2.4m (6'3" x 7'10")**  
Comprising close coupled WC, pedestal wash hand basin with mixer tap, bath, part tiled walls, chrome towel radiator, extractor fan and spotlights in the ceiling.

## EXTERNALLY

**GARAGE - 3.4m x 5.1m (11'2" x 16'9")**  
With two up and over doors, pitched roof, power and light. There is also a space which houses the bar/social area.

**BAR/SOCIAL AREA - 3.7m x 2m (12'2" x 6'7")**

With a range of wall and floor units, roll edge worktop, power and electric lighting.

**GARDENS & PARKING** - To the front there is a neat open plan lawned garden with pathway to the entrance door and to the rear there is a fence enclosed garden laid to lawn with patio, decking area, access to the bar/social area and a gate leads to the driveway providing off street parking for multiple cars.

**SECTION 21** - In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

**AGENTS REF:** - TM/LS/NUN240251/22012025

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

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



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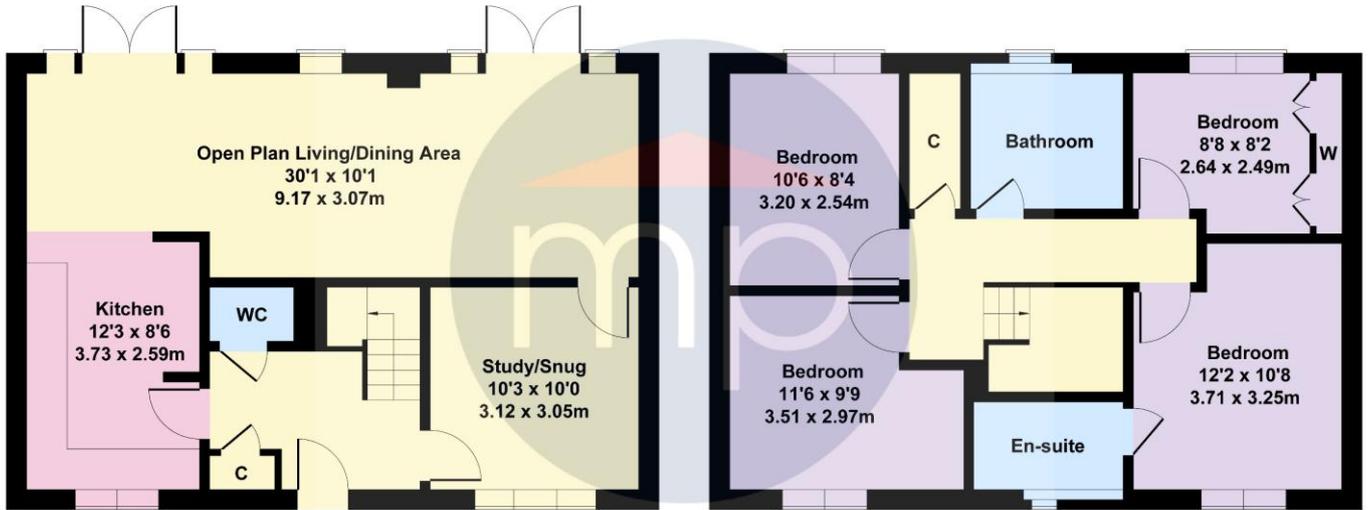


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### 1 Foundry Way

Approximate Gross Internal Area  
1238 sq ft - 115 sq m

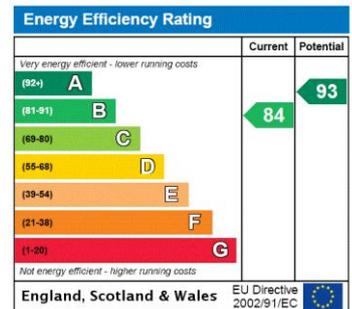


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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.



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