

BRAMBLING DRIVE, GUISBOROUGH, TS14 8LY



- ▲ Superb Four Bedroom Detached Home
- ▲ Sits Upon an Elevated Plot with Impressive Views Across Surrounding Countryside

- ▲ Upgraded Bespoke Fitted Kitchen
- ▲ Landscaped Gardens
- ▲ Large Wood Burning Stove in The Lounge

£280,000

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Wow what a stunner! This superb four bedroom detached home sits upon an elevated plot with impressive views across surrounding countryside. The current owners have spared no expense developing this lovely home with an upgraded bespoke fitted kitchen, landscaped gardens and there is even a large wood burning stove in the lounge. Also offering every modern convenience you would expect from this style of home. This property really does not fail to impress.

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door leading to the front, storage cupboard, door leading to the ground floor WC, staircase to the first floor and radiator.

LIVING ROOM - 4.42m x 3.58m (14'6" x 11'9")

With UPVC double glazed bay window to the front aspect, large wood burning stove and radiator.

KITCHEN/DINING ROOM - 5.66m x 3.35m (18'7" x 11')

With UPVC double glazed window to the rear and UPVC double glazed French doors leading seamlessly out onto the landscaped rear garden. A range of stunning bespoke fitted base and wall units with contrasting worktops, large central island with integrated storage, double oven, hob with extractor over, stainless steel sink with mixer tap, integrated dishwasher and fridge freezer. Door leading to the utility area and radiator.

UTILITY AREA

With a range of base and wall units and space for washer/dryer.

FIRST FLOOR

LANDING

MASTER BEDROOM - 3.6m x 3.3m (11'10" x 10'10")

With UPVC double glazed window to the front, door leading to the en-suite shower room and radiator.

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EN-SUITE SHOWER ROOM - 1.98m x 1.17m (min) (6'6" x 3'10" (min))

With large walk-in shower unit and shower over, low level WC, wash hand basin and radiator.

BEDROOM TWO - 3.48m x 2.77m (11'5" x 9'1")

With UPVC double glazed window to the rear and radiator.

BEDROOM THREE - 2.8m x 2.51m (9'2" x 8'3")

With UPVC double glazed window to the rear and radiator.

BEDROOM FOUR - 2.3m x 2.24m (7'7" x 7'4")

With UPVC double glazed window to the front and radiator.

BATHROOM - 2.03m x 1.7m (6'8" x 5'7")

Comprising bath with mixer tap, pedestal wash hand basin, low level WC, and radiator.

AGENTS REF: - JW/LS/NUN240449/07052024

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

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**

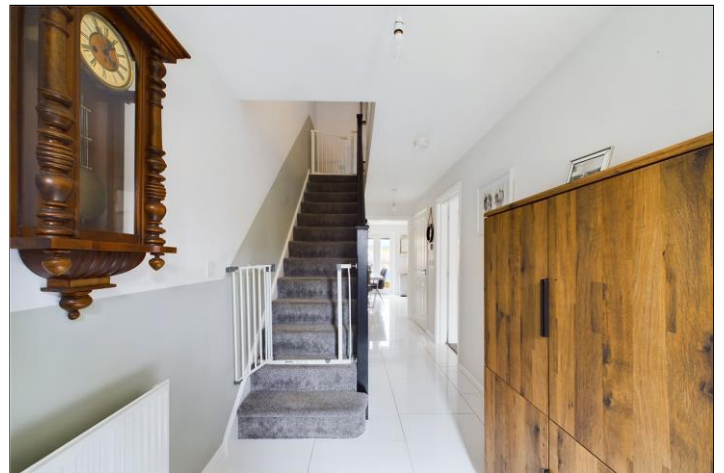
EXTERNALLY

GARDENS & GARAGE

To the front of the property there is a well-tended lawn with raised boxed borders and a good size driveway/parking area to the side leading to the attached garage and personal access gate to the rear garden. The rear garden is sympathetically landscaped for ease of maintenance with paved terrace and separate pathway, good size lawned area, personal access gate leading to the front, integrated lighting and all surrounded by substantial fencing. The perfect area for outside entertaining.

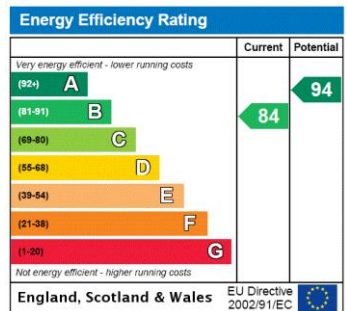


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