



**59 Farndale Drive**  
Guisborough, TS14 8JJ

**£349,950**

**Energy Rating : B**



# 59 Farndale Drive

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## DESCRIPTION

The position of this superb Four Bedroom Detached Family Home is a particular feature having a deep south facing rear garden that backs onto farmland with uninterrupted views towards the hills with lovely walks lying almost on your doorstep to National Parkland. Extended to create further living space, notable features include gas central heating complimented by uPVC double glazing and solar panels to aid heat efficiency, a welcoming front to back lounge, a dining/family room, spacious conservatory, a well equipped fitted kitchen and a first floor bathroom and separate shower room which serve the four bedrooms. Outside there is a driveway providing off road parking for two to three cars, an attached garage with a roller door and superb gardens, the delightful rear is approximately 200 feet deep with established planting, sheds, greenhouse, pergola, pond, seating areas, rockery and barbeque area - this is a fabulous space to unwind enjoy and is fully enclosed. The town centre provides a wide range of amenities and the business areas of Teesside are within commuting distance. Homes of this type rarely come onto the market within the Pine Hills area so an early viewing is advised as we anticipate high levels of interest.

## Accommodation

### **Porch** 6' 11" x 7' 0" (2.11m x 2.13m)

Composite front entrance door with stain glass and leaded feature pane. Front aspect upvc double glazed window, radiator and a built in cloaks cupboard. Connecting door to the utility room.

### **Utility Room** 4' 9" x 6' 9" (1.45m x 2.06m)

Side aspect upvc double glazed window, plumbing for an automatic washing machine, worktop and a range of units.

### **Hallway** 8' 4" x 6' 7" (2.54m x 2.01m)

Upvc double glazed entrance door with adjacent windows from the porch which give access to the hallway. Staircase off to the first floor and a double radiator.

### **Cloakroom/WC**

White low flush wc and wash hand basin with vanity cupboards below and a tiled splashback. Radiator, flooring continuing from the hallway, cloak pegs and a side aspect upvc double glazed window.

### **Kitchen** 13' 2" x 9' 3" (4.01m x 2.82m)

(Reducing to :- 11'6 x 8'3) Modern range of wall and base units with soft closing doors, cupboards and drawers, wood effect worktops and a pull out table. Built in five ring gas hob with a concealed extractor hood over, built in eye level fan assisted double electric oven, integrated microwave and an integrated fridge freezer. Understairs cupboard, radiator, side aspect upvc double glazed window and access door. Pine panelled ceiling. Sliding doors give access to the dining/family room.

### **Dining/Family Room** 15' 2" x 11' 9" (4.62m x 3.58m)

Side aspect upvc double glazed window and a double radiator. Sliding upvc double glazed patio doors which take full advantage of the fabulous views over the garden towards the hills.

### **Lounge** 10' 6" x 24' 3" (3.20m x 7.39m)

Front aspect upvc double glazed picture window, double radiator, fitted gas fire, coved ceiling and sliding upvc double glazed patio doors which give direct access to the conservatory.

### **Conservatory** 13' 9" x 11' 4" (4.19m x 3.45m)

Upvc double glazed windows and double opening doors to the garden. Slimline electric wall heater, tiled floor and a ceiling fan/light.

## First Floor

## Landing

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Access to the loft space.

## **Bedroom 1** 14' 8" x 10' 9" (4.47m x 3.27m)

Front aspect upvc double glazed window with views of the hills in the distance. Extensive range of fitted wardrobes with matching drawers, radiator and a ceiling fan/light.

## **Bedroom 2** 11' 10" x 8' 1" (3.60m x 2.46m)

Coved ceiling and radiator. Glorious views from the upvc double glazed window.

## **Bedroom 3** 10' 10" x 9' 1" (3.30m x 2.77m)

This room takes full advantage of the views from the upvc double glazed windows. Radiator.

## **Bedroom 4** 9' 7" x 8' 6" (2.92m x 2.59m)

Front aspect upvc double glazed window with views towards the hills in the distance. Radiator.

## **Bathroom** 8' 4" x 8' 6" (2.54m x 2.59m)

Coloured three piece suite comprising of a corner bath with shower attachment to the bath taps and a curtain and rail. Bidet, low flush wc and a pedestal wash hand basin with a mirror over and a shaver point and light. Heated towel radiator, upvc double glazed window, part tiled walls, electric radiator.

## **Shower Room**

White low flush wc with a hidden cistern, wash hand basin with vanity cupboards below and a quad style shower enclosure with a mixer shower. Walls are PVC panelled and tiled whilst the ceiling is also PVC panelled.

## **Externally**

The property occupies a prime location in this highly favoured "Pine Hills" development.

## **Parking**

There is off road parking for two cars and the driveway gives access to the attached garage.

## **Attached Garage**

Rear access door to the garden, power/electric light and an electric roller door.

## **Gardens**

There are gardens to the front and rear. The front garden is laid to lawn with established shrubbery and flowering spring plants and enjoys views towards the hills and Highcliffe. The enclosed rear garden is approx 200ft deep and is a wonderful space to enjoy for families. It incorporates a patio area and there are steps upto a lawn, pond, pergola, two sheds and a greenhouse. Mature and established floral beds and rockeries, trees, water butt, space for a vegetable patch if so desired and there is a barbeque area.

## **Council Tax Band**

Council tax band:- E

## **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

## **Mortgage Services**

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

## **Agent Notes**

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility



## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 65

## Viewing Arrangements

Tel: 01287 630733

Email: [guisborough@selectiv.co.uk](mailto:guisborough@selectiv.co.uk)

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.