



**1 Foundry Way**  
Guisborough, TS14 7NN

**£339,950**

**Energy Rating : B**



# 1 Foundry Way

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## DESCRIPTION

Situated within the popular Enfield Mews development, this lovely south facing Four Bedroom Detached House offers comfortable and easy flowing remodelled accommodation ideal for modern day living. Built in 2016 by Bellway Homes with the benefit of the remainder of an initial 10 year N.H.B.C warranty for peace of mind, there are very few of this design on the development so viewing comes highly recommended.

The well-presented interior features gas central heating, uPVC double glazing, ground floor cloakroom/w.c., a playroom/snug that could be utilised as office space if required, an open plan living/dining and kitchen - the heart of the home, an en-suite master bedroom and a modern white family bathroom which serves the remaining three bedrooms. Outside there is a detached double garage and a tarmac laid driveway that could accommodate up to four cars. There are lawned gardens to the front and rear, the rear enjoys a south facing position and views towards the hills and Highcliffe and the front is not overlooked with Eston hill views to the front.

The location is well placed for access to the town centre, bus services, shopping facilities on Enfield Chase and good schooling. This double fronted home is ideal for a family to grow into so please ring us now to arrange a visit.

## Accommodation

### Hallway

Composite entrance door, staircase off to the first floor and a built in cupboard.

### Cloakroom/WC

White low flush wc with a hidden cistern and a pedestal wash hand basin. Radiator, mirror and an extractor unit.

### Playroom/Snug 10' 5" x 10' 2" (3.17m x 3.10m)

Please note that this room can be utilised as required. Upvc double glazed window, double radiator and views of the hills in the distance as the property is not directly overlooked at the front.

### Open Plan Lounge Diner with Kitchen 30' 4" x 10' 5" (9.24m x 3.17m)

Porcelain tiled floor, two sets of double opening upvc double glazed doors with adjacent full height windows and two upvc double glazed full height picture windows. Attractive range of wall and base units with cupboards, drawers and wood effect worktops. Integrated fridge freezer, integrated dishwasher and washing machine. Built in four ring gas hob with splash back and chimney style extractor hood over and a built in eye level fan assisted electric oven. One and a half inset stainless steel drainer and unit with a mixer tap. Hill views from the upvc double glazed window.

## First Floor

### Landing

Access to a loft space. Radiator, walk in airing cupboard with a light.

### Bedroom 1 10' 10" x 12' 7" (3.30m x 3.83m)

Upvc double glazed window with views of the Eston hills in the distance. Radiator.

### En-Suite 7' 5" x 3' 11" (2.26m x 1.19m)

Part tiled walls, upvc double glazed window, white pedestal wash hand basin and a low flush wc with a hidden cistern. Full length shower enclosure with a mixer shower. Extractor unit and a mirror.

### Bedroom 2 10' 11" x 8' 6" (3.32m x 2.59m)

Upvc double glazed window affording lovely views towards the hills and Highcliffe. Radiator.

### Bedroom 3 11' 9" x 10' 1" (3.58m x 3.07m)

With views of the Eston hills in the distance from the upvc double glazed window. Radiator.

### Bedroom 4 8' 4" x 8' 9" (2.54m x 2.66m)

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South facing views of the hills and Highcliffe from the upvc double glazed window. Radiator.

## **Family Bathroom** 6' 4" x 7' 11" (1.93m x 2.41m)

White three piece suite comprising of a low flush wc, pedestal wash hand basin and a panel bath. Part tiled walls, chrome effect heated towel radiator, extractor unit and a upvc double glazed window.

## **Externally**

## **Detached Garage** 11' 2" x 16' 11" (3.40m x 5.15m)

Two up and over doors, pitched roof and power/electric lights. Created from the space in the garage is a bar/social area.

## **Bar/Social Area** 12' 3" x 6' 7" (3.73m x 2.01m)

Range of wall and base units, counter tops, seating area, upvc double glazed window and door. Power and electric lights.

## **Driveway**

Four car tarmac laid driveway which provides plenty of off road parking to the rear of the property.

## **Gardens**

There are lawned gardens to the front. The rear garden enjoys a south facing position and incorporates a decked area, lawns and is gated at the foot of the garden.

## **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 and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



## 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 60

## 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.