



5 Redwing Rising
Guisborough, TS14 8PH

£339,995

Energy Rating : D



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DESCRIPTION

Located within the highly sought after Galley Hill area of Guisborough, an excellent EXTENDED Four Bedroom Detached Home offering meticulously kept and incredibly family friendly living accommodation that is much larger than its outward appearance would have you believe with the heart of the home being the fabulous open plan living/dining kitchen with a luxurious bespoke well equipped kitchen, multi-fuel burner and bi-fold doors to the garden.

This highly desirable home has been upgraded to a particularly high standard by the present owners & further benefits from gas central heating (the Worcester boiler is only 2 years old and still under warranty), uPVC double glazing, oak internal doors, an oak and glass staircase, cloakroom/w.c., a reception room that could be utilised as a dining or living room and four decent sized bedrooms served by a modern white bathroom with an over bath shower.

The property occupies an enviable cul-de-sac location and within the plot there are established well maintained gardens, a block paved driveway with parking for two/three cars and an integral garage which has been partitioned off to create a rear utility space that would easily reinstate back to being a full sized garage.

The property is within easy reach of the town centre, good schooling, the business areas of Teesside and Guisborough Forest Walkway.

Residents also benefit from the use of a Leisure Centre which boasts a squash court and a heated indoor swimming pool. There is also a community hall which offers activities and classes for all age ranges (subject to a subscription). In ready to move into condition, we cannot recommend this property highly enough and in our opinion is one of the best of its type on the market.

ACCOMMODATION

Ground Floor

Entrance Hall

uPVC double glazed entrance door with leaded feature pane, adjacent uPVC double glazed window with obscure glass and pvc panel below. Understairs cupboard with cloak pegs.

Dining/Living Room *15' 11" x 11' 3" (4.85m x 3.43m)*

uPVC double glazed window, radiator, fitted gas fire, coved ceiling.

Open Plan Living/Dining Kitchen *21' 11" x 18' 9" (6.68m x 5.71m)*

Elegantly designed by Lusso, the heart of the home which incorporates a luxurious bespoke fitted kitchen with a range of high gloss wall and base units with cupboards and drawers, quartz worktops, stainless steel sink and drainer with mixer tap and an integrated dishwasher, eye level fan assisted oven and microwave. There is a matching peninsular with a quartz top incorporating an induction hob with a chrome and glass extractor hood and a seating area. There is also space for a fridge/freezer. The living space boasts a multi-fuel burner with a slate hearth and oak mantle over, porcelain tiled floor, underfloor heating, a vaulted ceiling with three double glazed velux roof windows and bi-fold doors which open to the rear garden. Connecting door to:

Inner Lobby

uPVC double glazed door to the rear garden and a personal door to the integral garage. Door to:

Cloakroom/W.C

White low flush w.c., wash hand basin with vanity cupboard below, chrome effect heated towel radiator, uPVC double glazed window and coved ceiling.

First Floor

Landing

A retractable ladder gives access to the partially boarded and insulated loft space with a light. Airing cupboard, uPVC double glazed window, built-in cupboard with a hanging rail with access to eaves storage.

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Bedroom 1 11' 5" x 11' 3" (3.48m x 3.43m)

uPVC double glazed window, radiator and coved ceiling.

Bedroom 2 11' 8" x 9' 9" (3.55m x 2.97m)

Radiator, built-in wardrobes with sliding doors to one wall, uPVC double glazed window.

Bedroom 3 10' 4" x 8' 2" (3.15m x 2.49m)

uPVC double glazed window and radiator.

Bedroom 4 9' 9" x 8' 1" (2.97m x 2.46m)

Coved ceiling, radiator, uPVC double glazed window.

Part Tiled Bathroom

White suite comprises of a deep tub bath with a mixer shower over with a glazed screen, half pedestal wash hand basin and low flush w.c. Chrome effect heated towel radiator, uPVC double glazed window.

OUTSIDE

The property sits in a pleasant cul-de-sac location within the highly sought after Galley Hill development.

Drive

There is a block paved frontage that provides off road parking for two to three cars and leads to:

Integral Garage

Electric roller shutter door, power/electric lights, washing machine, tumble dryer and a wall mounted Worcester gas central heating boiler approximately 2 years and still under warranty. Personal door into the main house via the inner lobby.

Gardens

A side gated pathway has slate beds, covered electrical socket, shed and a cold water tap and leads to the enclosed rear garden which is nicely laid out and a lovely space to enjoy with lawn, conifers, established and mature planting, acers, a raised planter and log store.

Council Tax Band

Council tax band - D

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

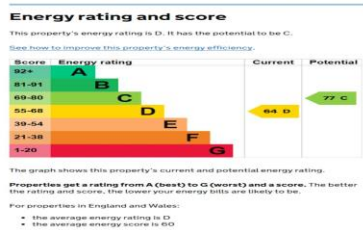
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.