



11a Neville Grove
Guisborough, TS14 8BZ

£395,000

Energy Rating : C



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Description

Situated in this first class and much sought after mature residential area of Guisborough, we are delighted to present to the market a quite stunning Four Bedroom Detached Chalet Style Home that has been extensively modernised, upgraded and remodelled to an exacting standard with no expense spared, it truly is ready to move into and enjoy straight away. The huge amount of improvements include the moving of the original staircase to create a spacious hallway with a utility room/w.c combined off, a full rewire, a new gas central heating system, a new luxurious fitted dining kitchen with a host of integrated appliances that runs the full width of the property, a new first floor contemporary styled bathroom with an over bath shower, new uPVC double glazed windows with an anthracite finish externally and two new composite access doors. Other lovely touches include a beautifully decorated and styled interior, a spacious first floor landing with a double glazed velux roof window with a reading nook below, mature gardens, the front with a high hedge providing a natural screen and a generous sized rear garden that affords a high degree of privacy - it is a wonderful space for all the family to enjoy with decking, seating areas, an extensive lawn, mature planting and dedicated children's play areas. A gated driveway provides plenty of off road parking and leads to an attached single garage. For anyone needing an element of ground floor living, the house is ideal with a ground floor bedrooms and a w.c off the hallway with three further double bedrooms on the first floor. The ground floor bedroom currently presents as a home office but could also be utilised as a snug, playroom or hobbies room - the choice would be yours. Neville Grove forms part of a long established residential area and is conveniently situated for neighbourhood shopping facilities on Hutton Lane, good schooling, the town centre itself with its wide range of amenities and lovely country walks. The North Yorkshire Moors and coastal areas are also within easy reach. Views of the hills are enjoyed from the front upper elevation. This is most definitely a property that only truly reveals itself upon inspection, it is much larger inside that first impressions would have you believe so please call us now to arrange your viewing.

Accommodation

Hallway 8' 2" x 9' 7" (2.49m x 2.91m)

Composite entrance door with adjacent full height windows with obscure glass. Vertical contemporary styled radiator, LVT high quality flooring in a parquet style. Staircase off to the first floor.

Utility Room/WC 8' 11" x 5' 10" (2.71m x 1.78m)

Side aspect upvc double glazed window, white low flush wc and a porcelain sink with a mixer tap and a quartz top. Radiator, part panelled feature wall and plumbing for a washing machine. Smart range of wall and base cupboards.

Bedroom 4 9' 1" x 9' 7" (2.77m x 2.93m)

Side aspect upvc double glazed window, radiator and a shelved linen cupboard. Please note this room currently presents as a home office but could be utilised as a snug or playroom - the choice would be yours.

Living Room 18' 8" x 12' 0" (5.68m x 3.65m)

Front aspect upvc double glazed picture window plus an additional side aspect upvc double glazed window and a radiator. A feature wall part of which has acoustic panelling.

Luxurious Dining Kitchen 26' 3" x 11' 1" (7.99m x 3.39m)

Comprehensive range of wall and base units with cupboards, drawers and quartz worktops which extend to a peninsula. Inset porcelain sink with a mixer tap, built in gas hob with a concealed extractor hood over and two fan assisted eye level built in electric ovens. Integrated fridge freezer, integrated dishwasher, integrated recycling bin and two radiators. Connecting door to a covered passageway with front and rear access doors, composite side access door, upvc double glazed doors to the rear garden and dual aspect upvc double glazed windows.

First Floor

Spacious Landing

A lovely reading nook with a double glazed velux roof window over. Radiator, double sized cupboard with a door to eaves storage access. Access to the part boarded and insulated loft space.

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Bedroom 1 10' 0" x 13' 11" (3.06m x 4.23m)

Hill views from the upvc double glazed window. Radiator.

Bedroom 2 10' 11" x 8' 2" (3.33m x 2.49m)

Lovely views over the garden from the upvc double glazed window. Radiator.

Bedroom 3 8' 3" x 11' 2" (2.51m x 3.40m)

Upvc double glazed window with views extending over the glorious garden. Radiator.

Contemporary Styled Bathroom 8' 8" x 5' 11" (2.63m x 1.81m)

Contemporary styled bathroom comprising of a panel bath with a mixer shower over and screen. Low flush wc and wash hand basin with vanity cupboards below. Upvc double glazed window, chrome effect heated towel radiator, part tiled walls and a radiator.

Externally

Parking

Driveway

A gated driveway provides plenty of off road parking and gives access to the attached garage.

Attached Garage

With power/electric lights

Gardens

There are gardens to the front and rear. The front garden is set behind a high hedge which offers a natural screen with an extensive lawn just sitting behind. A gated side entrance gives access to the generous and beautifully tended rear garden which is a beautiful space to enjoy and includes mature planting, cold water tap, shed, views of the hills in the distance. Patio, mature trees, pathways, seating areas, decking and dedicated childrens play areas

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 C. It has the potential to be B.

[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

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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.