



**30 Sorrell Grove**  
Guisborough, TS14 8DP

**£375,000**

**Energy Rating :**



## 30 Sorrell Grove

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### Description

Situated in the ever popular Hutton Meadows area of Guisborough and part of the exclusive 'Sorrell Park' development, a very special family home - a Four Bedroom Detached House within a generous and private south facing plot with views of Highcliffe and the hills in the distance.

This beautifully cared for home offers gas central heating, uPVC double glazing, cavity wall and loft insulation, oak internal doors, a bespoke oak staircase with wrought iron spindles, a ground floor cloakroom/w.c., two reception rooms, a well equipped kitchen with a host of appliances, a conservatory, an en-suite master bedroom and a further three double bedrooms which are served by a family bathroom with an over bath shower.

Outside there is a long driveway providing plenty of off road parking for multiple vehicles, a detached double garage with an electric roller shutter door and beautiful landscaped gardens which are lovely spaces to enjoy. The house has the particular advantage of being within easy reach of shopping facilities on The Avenue, the restaurant pub The Voyager, the town centre, lovely walks within the Hutton area, Galley Hill Primary School & St. Paulinus R.C Primary School. Guisborough is also well placed for access to coastal areas, the North Yorkshire Moors National Park and the business areas of Teesside.

This quiet cul-de-sac is highly sought after so an early viewing is highly recommended on this outstanding home. Call us now to arrange a viewing.

### Accommodation

#### Hallway

Upvc double glazed entrance door and adjacent full height windows. Radiator. Coved ceiling. Bespoke oak staircase with wrought iron railings to the first floor.

#### Lounge 21' 5" x 12' 3" (6.53m x 3.73m)

Two front aspect upvc double glazed bow windows, two radiators, contemporary styled wall mounted pebbled effect electric fire. Coved ceiling.

#### Dining/Family Room 11' 8" x 12' 1" (3.56m x 3.68m)

Lovely views over the south facing rear garden from the upvc double glazed window. Radiator and coved ceiling.

#### Cloakroom/WC

Part tiled walls, upvc double glazed window, coloured low flush wc and wash hand basin.

#### Fitted Kitchen 12' 3" x 9' 5" (3.74m x 2.86m)

Range of attractive wall and base units with underlighting, cupboards, drawers and marble effect worktops. Range of display cabinets, built in induction hob and fan assisted electric oven with a concealed extractor hood over. Cupboard housing the wall mounted Worcester gas central heating boiler. One and a half inset stainless steel drainer and unit with mixer tap, internal window to the conservatory, washer and dishwasher (to be included in the sale). Peninsula with seating, undercounter fridge and an undercounter freezer integrated. Connecting door to :-

#### Conservatory 10' 11" x 8' 9" (3.34m x 2.67m)

Exposed brick wall, brick base, upvc double glazed windows and double opening doors to the garden. Tiled floor and a roof vent.

### First Floor

#### Landing

Upvc double glazed window, shelved airing cupboard, coved ceiling and access to the insulated loft space.

#### Bedroom 1 15' 8" x 12' 5" (4.77m x 3.79m)

Views of the hills and Highcliffe beyond from the upvc double glazed window. Radiator.

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## En-Suite

Coloured low flush wc and a shower enclosure with a mixer shower. Tiled walls and a upvc double glazed window.

## Bedroom 2 12' 8" x 8' 11" (3.86m x 2.71m)

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

## Bedroom 3 11' 8" x 9' 2" (3.56m x 2.79m)

Upvc double glazed window and radiator.

## Bedroom 4 9' 0" x 9' 0" (2.75m x 2.75m)

Hill views in the distance from the upvc double glazed window. Radiator.

## Family Bathroom

White suite comprising of a low flush wc with a hidden cistern, pedestal wash hand basin and a panel bath with a mixer shower over with a glazed screen. Tiled walls, radiator, upvc double glazed window and a mirrored wall cabinet.

## Externally

The property sits in a lovely cul-de-sac position within the highly sought after Hutton Meadows area. The generous sized plot incorporates:-

## Driveway

Long driveway provides plenty of off road parking for multiple vehicles and gives access to:-

## Detached Double Garage 18' 3" x 18' 9" (5.57m x 5.72m)

Pitched roof which provides storage space, side access door, power/electric lights and an electric roller shutter door that can be operated with a remote control or from a manual station in the garage.

## Gardens

There are beautifully tended and stocked gardens to the front and rear. The front garden has an extensive lawn with mature bushes, flowering plants - all beautifully cared for. The private south facing rear garden affords a high degree of privacy and incorporates lawn, hedging, patio area, gravel beds, an abundance of flowering plants, bushes and evergreens. Water butt and a greenhouse. This is a wonderful space to relax and enjoy. To the side there is a pathway which incorporates a cold water tap, rosebushes and provides useful storage options. Please note that from the rear there is an access point down to the beck.

## 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.



### Viewing Arrangements

Tel: 01287 630733

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

#### MONEY LAUNDERING REGULATIONS 2003

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.