



19 Byron Court
Brotton, TS12 2FQ

£285,000

Energy Rating : D



19 Byron Court

Description

A fine example of one level living framed by an enclosed cottage style garden on the perimeter of the village, an absolute gem of a home - a detached bungalow of exceptional quality that has been thoughtfully remodelled by the current owners to provide two en-suite bedrooms and valuable storage areas the space and quality of which require internal inspection to be fully appreciated. An early viewing is highly recommended as interest is expected to be high and there is no onward chain. A beautifully cared for and presented interior further boasts a new gas central heating system (upgraded 2020) electrics fully upgraded 2022, uPVC double glazing, quality LVT flooring in some rooms, a fitted dining kitchen by Howdens, a useful boarded and insulated loft space accessed from a drop-down ladder and a CCTV system. The exterior is just as impressive with a three car driveway (permission granted from the original builder to park a motorhome), a detached single brick garage with a new electric shutter door and overhead storage space and landscaped gardens - the rear affords a high degree of privacy with two sides not overlooked. This is a wonderful space to enjoy and incorporates space for a hot tub (the hot tub would be available by separate negotiation), a summerhouse with a bar area that can be utilised as required, established planting, gabion walls which are both practical and stylish, seating areas and a gate which gives you access straight onto the playing fields - a great access point for dog walkers. Byron Court is a highly sought after cul-de-sac location and is within close walking distance of a The Queens Arms - a popular restaurant pub, Hunley Hall Golf Club, Brotton Bowls Club and lovely coastal and country walks along the Heritage Coast. The North Yorkshire Moors and coastal areas are also close by. This outstanding home offers so much and is not one to miss so please call us now to arrange your viewing.

Accommodation

Hallway

Drop down ladder gives access to the boarded and insulated loft space with shelving, light and power. High quality LVT flooring, upvc double glazed entrance door with an adjacent window with obscure glass, upvc double glazed window and a radiator.

Utility Area

Plumbing for a washing machine, space for a tumble dryer and storage.

Lounge 16' 10" x 12' 3" (5.13m x 3.74m)

Front aspect upvc double glazed window, two radiators and the LVT flooring continuing from the hallway.

Dining Kitchen 11' 7" x 16' 1" (3.52m x 4.90m)

Howdens range of wall and base units with cupboards, drawers and wood effect worktops. One and a half inset stainless steel drainer and unit with mixer tap, space for a fridge freezer, LVT flooring continuing from the hallway. Radiator, rear aspect upvc double glazed window with views over the garden plus additional double opening upvc double glazed french doors.

Bedroom 1 13' 1" x 10' 0" (3.99m x 3.06m)

Rear aspect upvc double glazed window with lovely views over the garden which is not overlooked. Radiator.

En-Suite 7' 7" x 6' 9" (2.31m x 2.05m)

White suite comprising of a deep tub bath with side taps and shower attachments. Low flush wc and wash hand basin with vanity cupboards below. Radiator, part tiled walls and a upvc double glazed window. Connecting door to a walk in wardrobe with shelving, hanging rail and a light.

Bedroom 2 9' 9" x 10' 6" (2.97m x 3.19m)

Front aspect upvc double glazed window, radiator and a built in double wardrobe.

En-Suite 7' 2" x 4' 6" (2.18m x 1.36m)

White low flush wc, wash hand basin with vanity cupboards below and a full length shower enclosure with a mixer shower and an additional french shower head. Part tiled walls and an extractor unit.

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Externally

Driveway

Long tarmac laid driveway where permission has been granted from the original builder for any owner to park a motor home. There is plenty of off road parking for two to three cars and gives access to a detached garage.

Detached Garage *18' 2" x 9' 7" (5.54m x 2.93m)*

Power/electric lights, electric roller shutter door, side upvc double glazed door to the rear garden and the pitched roof offers storage options.

Gardens

There are gardens to the front and rear, the gated and fenced cottage style garden to the front is a delightful space and offers a seating area, lawn and an abundance of planting to include: - roses, hydrangea, evergreens, flowering plants, two pear trees, one apple tree and a cherry tree. The enclosed rear garden is not overlooked and affords a high degree of privacy and is arranged over two levels. Included in the garden is a summer house. The rear garden incorporates a covered patio area with space for a hot tub, lawn, mature stocked planting, slate borders, water butt and stylish and practical gabion walls. This space to the side of the bungalow incorporates a lean to garden shed, two covered electrical sockets, cold water tap, slate beds and an access gate into the adjacent playing fields which is ideal for dog walkers.

Summerhouse *11' 3" x 8' 1" (3.43m x 2.46m)*

Bar area, power/electric lights, electric wall heater and a double glazed window and access door.

Council Tax Band

Council tax band:- D

Energy Performance Certificate

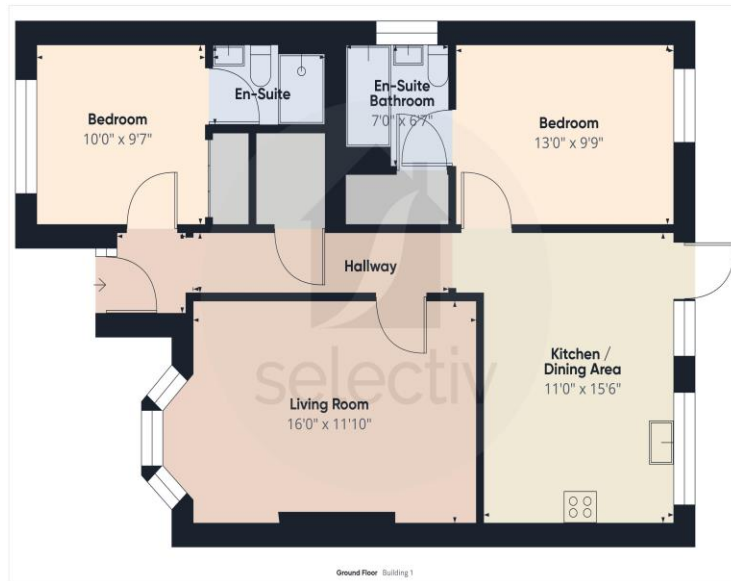
A full Energy Performance Certificate is available upon request.

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 D. 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

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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.