



24 Waxwing Close
Guisborough, TS14 8ND

£279,950

Energy Rating : C



24 Waxwing Close

DESCRIPTION

Corner sited, this beautifully cared for Two Bedroom Detached Bungalow by Taylor Wimpey to their Hollywell design is an absolute gem of a home and offers one level living in the highly desirable Galley Hill development located on the periphery of the town within a quiet cul-de-sac off Nightingale Road. Further upgraded by the present owner to an exacting standard, attractions include a gas central heating system complimented by uPVC double glazing, a welcoming lounge with an attractive solid marble fireplace with an inset log effect electric fire (a lovely focal point in the room), a prestigious conservatory extension by Sealtight, a high quality and well equipped breakfast kitchen by Court Homemaker, a stylish shower room/w.c., off road parking for two cars and beautifully tended and stocked landscaped gardens with many bee friendly plants, the front with wrought iron railings whilst the rear enjoys a private south facing position as it is not directly overlooked. The location is within easy reach of the town centre, good schooling, lovely woodland walks, coastal areas, Guisborough Forest Walkway as well as the North Yorkshire Moors. We cannot recommend this property highly enough with early viewing strongly recommended.

ACCOMMODATION

Hallway

Composite entrance door, built-in storage cupboard, hatch to the insulated loft space.

Lounge 15' 7" x 13' 1" (4.75m x 3.98m)

A wonderful focal point in the room is an impressive solid marble fireplace with a matching inset and hearth which incorporates a remote controlled inset log effect electric fire. Two radiators. uPVC doors giving access to:

Prestigious Conservatory 10' 10" x 10' 0" (3.29m x 3.05m)

By Sealtight with uPVC double glazed windows with perfect fit blinds and uPVC double glazed doors which give direct access to the private south facing rear garden.

High Quality Fitted Kitchen 10' 7" x 10' 2" (3.22m x 3.10m)

Recently added by Court Homemakers with a stylish range of wall and base units with cupboards, drawers and pull-out units, quartz worktops and upstands, integrated NEFF dishwasher and fan assisted combination oven/microwave, integrated NEFF induction hob with a slide out extractor hood, built-in Bosch fridge/freezer and washing machine, inset sink unit with mixer tap, cupboard housing the wall mounted gas combination boiler, radiator, rear aspect uPVC double glazed window, tiled floor, rear composite access door.

Bedroom 1 13' 5" x 13' 1" (4.09m x 3.98m)

Front aspect uPVC double glazed window. Smart range of full length white high gloss built-in wardrobes. Double radiator.

Bedroom 2 11' 8" x 6' 10" (3.55m x 2.08m)

Front aspect uPVC double glazed window. Radiator.

Contemporary Styled Shower Room

White low flush w.c and half pedestal wash hand basin. Double length shower enclosure with a mixer shower. uPVC double glazed window, chrome effect heated towel radiator, extractor unit, tiled walls and floor.

OUTSIDE

Driveway

Double width tarmac laid driveway providing off road parking.

Landscaped Gardens

The front is framed by wrought iron railings with gravel beds and an abundance of lavender and rose bushes. The delightful enclosed rear garden is over two levels, is not directly overlooked therefore enjoying a high degree of privacy.

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It is beautifully laid out and tended - a credit to the present owner, and features extensive indian sandstone patio areas and pathways, raised borders and a small raised pond to attract wildlife, established and attractive planting and a pergola.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

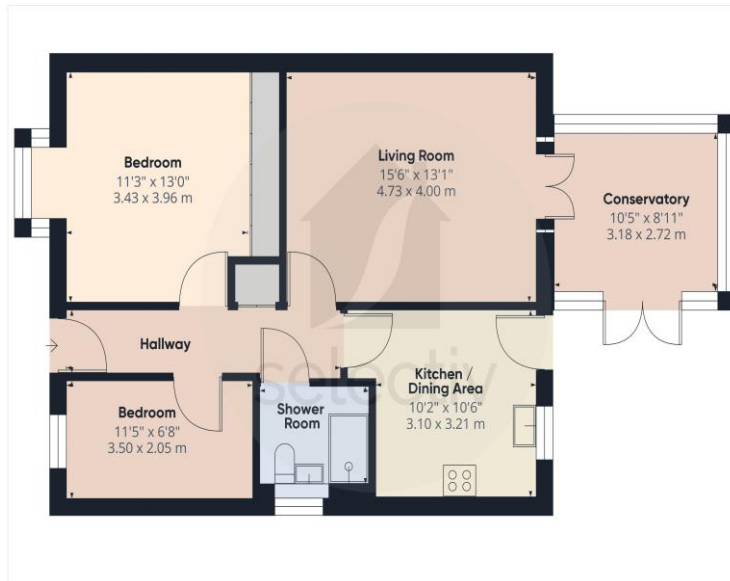
A full Energy Performance Certificate is available upon request.

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Agent Notes

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Energy rating and score

This property's energy rating is C. 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

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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.