



27 Foxdale Road
Guisborough, TS14 7FF

£375,000

Energy Rating : B



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DESCRIPTION

This amazing Avant built Four Bedroom Detached Home stands out for its stylish interior which is sure to meet every buyers wish list with its high quality fixtures and fittings and easy flow living with its semi-open plan ground floor. It occupies a lovely position within an undeniably popular location with its landscaped gardens. The many attractions include gas central heating (HIVE controlled), uPVC double glazing, ground floor cloakroom/w.c., welcoming front aspect lounge, a fabulous dining kitchen/family room with a host of appliances (the heart of the home), a utility room with a cloakroom/w.c off, an en-suite principal bedroom with the remaining three bedroom served by a contemporary styled bathroom with an over bath shower. Outside there is a two car block paved driveway offering off road parking for up to two cars and an integral single garage. The location is accessible to a wide range of shopping facilities lovely country walks, highly rated schools, the town centre with its wide range of amenities, Guisborough Rugby and Cricket Clubs and the North Yorkshire Moors. Coastal areas are also within easy reach. This is a wonderful home for family to grow into and one not to be missed so please call us now to arrange your viewing for a house you would be proud to call home.

Accommodation

Entrance Hallway

The hall is bright and airy and a fabulous entrance to this lovely home and incorporates a composite entrance door with adjacent window, double height ceiling, upvc double glazed window, double radiator and Karndean flooring. This space opens into the luxurious dining kitchen, snug and living room.

Living Room 10' 0" x 13' 11" (3.05m x 4.24m)

Situated off the hallway. Upvc double glazed window, radiator, decorative moulded plaster cast ceiling.

Luxurious Kitchen Diner 16' 8" x 13' 6" (5.07m x 4.11m)

Comprehensive range of very smart wall and base units with cupboards, drawers, underlighting to the units and high quality work surfaces. Built-in gas hob with a concealed extractor hood over, built-in eye level fan assisted electric oven and microwave (with a warming drawer), integrated tall fridge/freezer, integrated dishwasher, two double radiators, understairs cupboard, one and a half inset stainless steel drainer and unit with a mixer tap. Double doors out and an open plan archway leads to the snug/second reception area.

Snug/Second Reception Area 16' 8" x 10' 2" (5.09m x 3.11m)

Designed with bi-fold doors to the rear encouraging the outside space in. This area could be repurposed as desired including as a second lounge or could be a childrens playroom or home office depending on a families own requirements. Radiator.

Utility Room

Range of base units, stainless steel sink with a mixer tap, plumbing for a washing machine and Karndean flooring continuing.

Downstairs W.C

White suite comprising of a low flush w.c with a hidden cistern, half pedestal wash hand basin, radiator, upvc double glazed window and Karndean flooring continuing.

First Floor

Landing

Double sized storage cupboard, access to the loft space and a radiator.

Bedroom 1 12' 2" x 10' 11" (3.72m x 3.34m)

Range of built in wardrobes, upvc double glazed window and a radiator.

En-Suite 7' 7" x 4' 6" (2.32m x 1.37m)

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White suite comprising of a low flush wc with a hidden cistern, wash hand basin on a stand and a full length shower enclosure with a mixer shower with a hand held shower attachment plus an additional drench shower head. Upvc double glazed window, chrome effect heated towel radiator and tiled walls and floor.

Bedroom 2 14' 4" x 9' 1" (4.38m x 2.76m)

Range of built in wardrobes, upvc double glazed window and radiator.

Bedroom 3 10' 0" x 11' 5" (3.04m x 3.49m)

Upvc double glazed window and radiator.

Bedroom 4 12' 5" x 8' 11" (3.78m x 2.72m)

Upvc double glazed window and radiator.

Bathroom 6' 4" x 6' 11" (1.92m x 2.1m)

White suite comprising of a low flush wc with a hidden cistern, pedestal wash hand basin, bath with mixer shower over and an additional drench shower head, upvc double glazed window, tiled walls and floor. Chrome effect heated towel radiator.

Externally

Driveway

Block paved driveway provides parking for 2/3 cars and gives access to the integral garage.

Integral Garage

Up and over door, power.

Gardens

There is an open plan front garden with mature borders and conifers and a gated side entrance gives access to the enclosed landscaped rear garden with porcelain tiling, lawn and established planting.

Council Tax Band

Council tax band:- E

Energy Performance Certificate

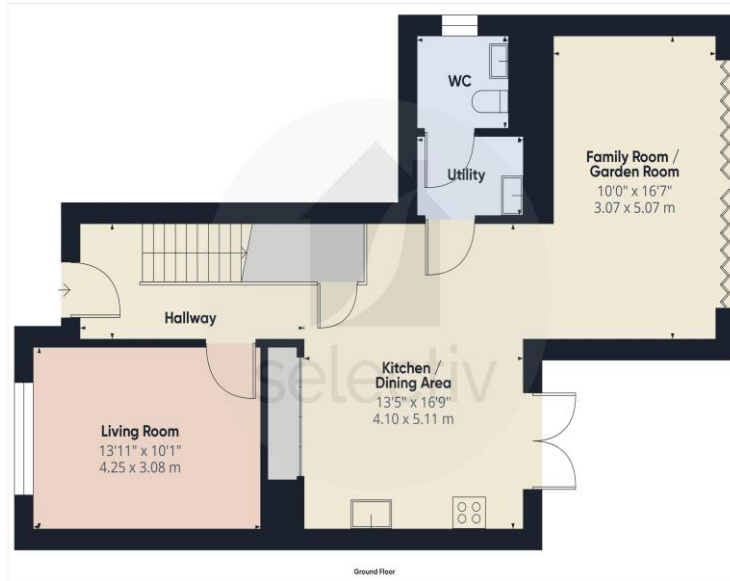
A full Energy Performance Certificate is available upon request.

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

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Energy rating and score

This property's energy rating is B. 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.