



23 Thirlby Way
Guisborough, TS14 6GN

£315,000

Energy Rating : D



23 Thirlby Way

Description

Being much larger than its outward appearance would have you believe, this excellent Four Bedroom Detached Family Home occupies a south facing plot within the highly sought after Regency Gardens development, a location ideal for access to Laurence Jackson School and Prior Pursglove College. Much improved by the current owner, the beautifully presented living accommodation features a gas central heating system, uPVC double glazing, a welcoming lounge with the focal point of the room being a multi-fuel burner, a smart dining kitchen with integrated appliances, a heated conservatory, a master bedroom with a newly fitted en-suite (completed in 2022) and a family bathroom with a shower bath serves the remaining three bedrooms. Part of the garage space has been partitioned off to create a useful utility room and separate office - ideal for those working from home. Outside there is off road parking for two cars, a garage space ideal for storage requirements, an open plan lawned front garden and a sunny south facing rear garden with a pergola and seating area, decking, patio and raised flower beds. The town centre with its wide range of services and amenities and road links to the business areas of Teesside are all within easy reach. Most definitely merits your time for an early viewing so please call us now.

Accommodation

Hallway

Composite entrance door, radiator and a solid wood floor.

Lounge 15' 8" x 11' 0" (4.77m x 3.35m)

Solid wood flooring continuing, front aspect upvc double glazed window, coved ceiling and a multifuel burner set on a slate hearth with an oak mantle over. Solid oak sliding doors give access to:-

Smart Dining Kitchen 23' 7" x 8' 4" (7.18m x 2.54m)

Comprehensive range of wall and base units with cupboards, drawers, matching upstands, laminate effect worktops and part tiled walls. Peninsula providing eating space with a solid wood top. Inset stainless steel single sink with a mixer tap. The dining area has a solid wood floor, coved ceiling, vertical contemporary styled radiator, built in gas hob with an extractor hood over and a built in eye level fan assisted double oven. Upvc double doors give access to the conservatory.

Heated Conservatory 12' 11" x 11' 10" (3.93m x 3.60m)

Two radiators, tiled floor, ceiling fan/light and upvc double glazed doors out to the south facing garden.

Utility Room

Accessed via a connecting door from the kitchen and space has been taken from the garage to create this area. Space for a fridge freezer, wall mounted gas central heating boiler and plumbing for a washing machine. Connecting door:-

Office Space

Space from the garage has been used to provide this useful area and can be utilised as required. Access to the outside via the side composite door. Radiator.

Cloakroom/WC

White two piece suite with a radiator and an extractor unit.

First Floor

Landing

Radiator and a upvc double glazed window.

Master Bedroom 13' 8" x 11' 0" (4.16m x 3.35m)

Built in wardrobes to one wall, radiator and a upvc double glazed window. Connecting door to:-

Newly Fitted En-Suite 6' 3" x 5' 8" (1.90m x 1.73m)

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Newly refurbished in 2024, white low flush wc and wash hand basin with vanity cupboards below. Quad style shower enclosure which is PVC panelled with a mixer shower, hand held shower attachment plus an additional drench shower head. Upvc double glazed window, marble effect tiled floor, shaver point and a feature wall with waterproof wood slats.

Bedroom 2 13' 4" x 9' 2" (4.06m x 2.79m)

Range of fitted wardrobes, upvc double glazed window, radiator, stairwell cupboard which houses the new hot water pump, (installed in 2024).

Bedroom 3 9' 3" x 7' 5" (2.82m x 2.26m)

Lovely views towards the hills and Highcliffe from the upvc double glazed window. Radiator and a built in double wardrobe.

Bedroom 4 8' 8" x 7' 9" (2.64m x 2.36m)

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

Family Bathroom

White suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with shower attachment to the bath taps. Upvc double glazed window, extractor unit, part tiled walls and a chrome effect heated towel radiator.

Externally

Driveway

Double width tarmac laid driveway providing off road parking for two cars and also benefits from a car charging point.

Garage

Up and over door, power/light. The front of the garage is used for storage and the remainder has been partitioned off to create the utility space and the office.

Gardens

A gated side entrance gives access to the fenced and enclosed rear garden which enjoys a high degree of privacy, a south facing position and views of the hills and Highcliffe. Incorporated are a patio, decked area, pergola, multiple seating areas and raised floral beds and is arranged over two levels. Cold water tap, lighting and sockets.

Council Tax Band

Council tax band:- D

Energy Performance Certificate

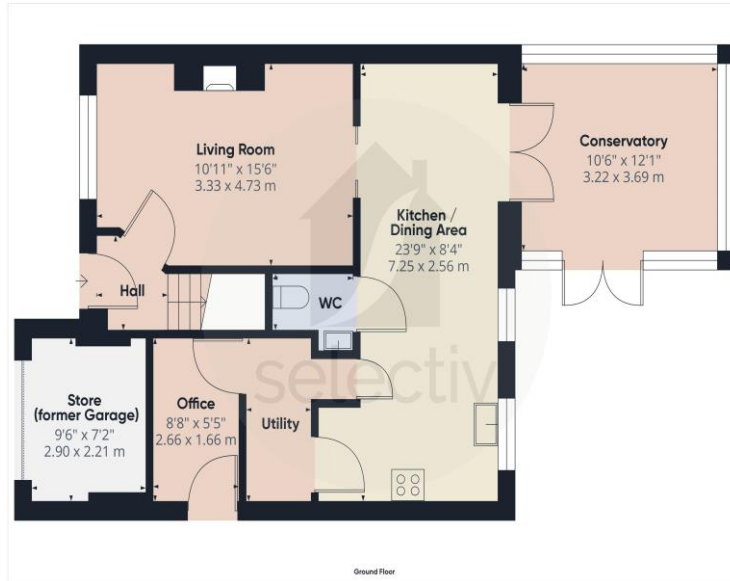
A full Energy Performance Certificate is available upon request.

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

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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.