



49 Ledbury Way

Guisborough, TS14 7PN

£249,500

Energy Rating : C



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Description

Situated in a first class residential area with great access points to the hills for walkers and cyclists, a superb Three Bedroom Detached House much larger than first impressions would have you believe as the ground floor has been extended to provide a smart well equipped kitchen with other notable features on the ground floor to include a welcoming bow fronted lounge, a dining area which opens to the kitchen, a second reception room which currently presents as an office but could be utilised as a snug/games room with a connecting door to a useful shower room/w.c. A modern white bathroom with an over bath shower serves the three bedrooms. Outside an indian sandstone laid driveway provides off road parking for three cars and there is a detached garage with power. A gas central heating system is complimented by cavity wall insulation and uPVC double glazing. Good schooling, playing fields, bus services, local shopping facilities on Enfield Chase and the town centre itself are close by. Coastal areas and the North Yorkshire Moors are also within easy reach. This is a lovely house for family to grow into and is deserving of an early inspection.

Accommodation

Hallway

Composite entrance door with adjacent full height windows with frosted glass. Double radiator and tiled floor. Double doors to the lounge.

Lounge 13' 8" x 12' 5" (4.16m x 3.78m)

Upvc double glazed bow window. Radiator, coved ceiling and double doors to the dining room.

Dining Room 10' 6" x 8' 4" (3.20m x 2.54m)

Double radiator, coved ceiling and wooden floor. Connecting door to the snug/office.

Snug/Office 11' 1" x 7' 2" (3.38m x 2.18m)

Upvc double glazed window and a radiator. Cupboard which houses the wall mounted gas combination boiler, which we understand from the seller is only 3 years old. This room offers great versatility and could be utilised as required. Connecting door to a shower room.

Shower Room

White two piece suite comprising of a low flush wc and a pedestal wash hand basin. Full length shower enclosure with an electric shower, tiled floor, extractor unit, upvc double glazed window and a chrome effect heated towel radiator.

Kitchen 11' 3" x 13' 6" (3.43m x 4.11m)

Opens from the dining area. Attractive range of wall and base units with cupboards, drawers and solid wood worktops. Breakfast bar, one and a half inset stainless steel drainer and unit with a mixer tap. Integrated dishwasher and washing machine. Space for an American fridge freezer, gas range, upvc double glazed side access door and a rear aspect upvc double glazed window and a vaulted ceiling with a double glazed velux roof window. Part slate tiled flooring and part solid wood.

First Floor

Landing

Access to the insulated loft space. Upvc double glazed window.

Bedroom 1 12' 11" x 8' 6" (3.93m x 2.59m)

Lovely views towards the hills from the upvc double glazed window, radiator, range of fitted wardrobes with overbed cupboards, bedside cabinets and open display shelving.

Bedroom 2 11' 8" x 9' 3" (3.55m x 2.82m)

Fitted double wardrobe, radiator and hill views in the distance from the upvc double glazed window.

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Bedroom 3 6' 9" x 9' 7" (2.06m x 2.92m)

Hill views from the upvc double glazed window, radiator and a deep overstairs storage cupboard.

Family Bathroom 6' 2" x 6' 1" (1.88m x 1.85m)

White suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with a mixer shower over the bath with a screen. Upvc double glazed window, tiled walls and floor. Extractor unit and a chrome effect heated towel radiator.

Externally

Driveway

Indian sandstone driveway provides off road parking for upto three cars. The side drive gives access to the detached garage.

Detached Garage

Up and over door, power/electric lights

Gardens

A gated side entrance gives access to the enclosed patio garden with Indian Sandstone and offers a low maintenance option.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

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Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

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