



East End Cottage High Street

Brotton, TS12 2QD

£349,950

Energy Rating :



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Description

This freehold Three Double Bedroom Detached Home of individual design is situated at the top end of the village with access via a gated driveway. Property such as this rarely become available for sale, it is only the second time it has been on the market and is offered with immediate vacant possession. This lovely home offers great potential and sits in a generous sized plot that incorporates extensive lawned areas, mature planting, a detached garage, a car port and a useful outbuilding. Notable features include gas central heating, double glazing, a welcoming lounge with a log burner, a second reception room which can be utilised as a dining/family room or a bedroom if an element of ground floor living is needed as there is a ground floor w.c., a fitted kitchen with a built-in oven and hob, a utility area with a pantry and three first floor bedrooms which are served by a modern white bathroom with a separate shower. Located on the very outskirts of the village, bus services are within easy reach as is Badger Hill Primary school, playing fields, local pubs (one serves food), Hunley Hall Golf Club and lovely country walks. Coastal areas and the North Yorkshire Moors are also readily accessible. This is not one to miss so please call us now to arrange your viewing.

Accommodation

Decked Verandah

Connecting door to the porch.

Porch Entrance 6' 5" x 7' 4" (1.95m x 2.24m)

Upvc double glazed entrance door and window. Connecting door to:-

Hallway 11' 5" x 10' 4" (3.48m x 3.15m)

Radiator and understairs cupboard. Space saving door giving access to the staircase and first floor.

Walk In Storage Area 4' 11" x 3' 7" (1.51m x 1.08m)

Accessed from the hallway. Upvc double glazed window. Sliding doors give access to a cloaks cupboard.

Separate WC 4' 11" x 5' 2" (1.49m x 1.58m)

Upvc double glazed window, tiled floor, half tiled walls, white low flush wc and a pedestal wash hand basin. Radiator.

Living Room 11' 11" x 15' 6" (3.62m x 4.72m)

Dual aspect upvc double glazed windows, two radiators, multifuel stove with a stone fireplace with a wood surround. Coved ceiling.

Kitchen 15' 11" x 15' 8" (4.84m x 4.77m)

Range of wall and base units with cupboards, drawers and laminate effect worktops. One and a half inset stainless steel drainer and unit with a mixer tap, built in fan assisted electric oven and hob with a chrome and glass extractor hood over. Island with storage, two radiators, rear aspect upvc double glazed window and a front aspect upvc double glazed window. Tiled floor, plumbing for a washing machine and a wall mounted gas combination boiler. Door to a walk in pantry with shelving. Connecting door from the kitchen to a utility area.

Utility Area

Vent for a tumble dryer, rear access door to the garden.

Dining Room 9' 8" x 10' 9" (2.95m x 3.27m)

Accessed from a connecting door from the kitchen. Upvc double glazed window, radiator and a coved ceiling.

First Floor

Landing

Access to the loft space, upvc double glazed window and a range of built in cupboards.

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Bedroom 1 12' 11" x 12' 4" (3.94m x 3.76m)

Front aspect upvc double glazed window, four separate built in wardrobes, radiator and a base cupboard.

Bedroom 2 9' 2" x 10' 2" (2.80m x 3.1m)

Two built in cupboards, internal casement window and loft access.

Study Area 8' 11" x 5' 5" (2.72m x 1.65m)

Lovely views over local farmland and countryside from the upvc double glazed window. Radiator. Connecting door to:-

Bedroom 3 12' 7" x 10' 4" (3.83m x 3.15m)

Upvc double glazed window, radiator, range of built in cupboards and two built in wardrobes.

Bathroom 6' 0" x 10' 0" (1.83m x 3.05m)

White three piece suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with a chrome hand held shower attachment. Separate shower enclosure with a mixer shower and which is PVC panelled. Radiator, towel rail, Dimplex electric wall heater, upvc double glazed window and part tiled walls.

Externally

The property is accessed from a gated driveway from the high street. The property is situated on the very outskirts of the village and incorporates a driveway.

Driveway/Parking

Driveway which provides plenty of off road parking for multiple vehicles. There is a detached brick garage, hard standing and a detached covered area suitable for garaging of a vehicle and an adjacent car port.

Mature Gardens

The mature garden extends to three sides with hedging, mature trees, shrubs, rockery and flowering plants.

Council Tax Band

Council tax band:- C

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.

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Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

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.