



**8 Derwent Avenue**  
**Guisborough, TS14 8AS**

**£379,995**

**Energy Rating :**



## 8 Derwent Avenue

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### Description

Offering one level living if required, a quite fabulous south facing Three Double Bedroom Detached Dormer Bungalow that would be equally well suited as a family or retirement home. Built by the reputable local builder 'Peacock' in the 1960's, this property is situated off Thames Avenue in a long established and popular residential area to the west of Hutton Lane and comes highly recommended.

The stylish and beautifully presented interior has been remodelled and restyled and now boasts oak internal doors, gas central heating (the boiler is serviced annually), uPVC double glazing, a light and airy dual aspect lounge with a wood burner, a smart and well equipped dining kitchen with an island and a host of 'Bosch' appliances, a ground floor ensuite master bedroom, a contemporary styled white house bathroom with an over bath shower and the floor plan completes with a first floor bedroom which enjoys views of the Eston Hills in the distance.

The outside of this beautiful home is equally as impressive with generous sized gardens that have been landscaped with low maintenance in mind. There is plenty of off road parking for multiple vehicles and an attached double garage. The majority of the garden is fully enclosed, child and pet friendly affording a good degree of privacy.

In 'ready to move into' condition, this warm & welcoming home is, in our opinion, one of the best of its type on the market and is sure to attract high levels of interest so please arrange your viewing now.

### Accommodation

#### Reception Hallway 18' 11" x 8' 1" (5.76m x 2.46m)

Upvc double glazed entrance door with a stained glass pane and an adjacent PVC panel. Stained glass upvc double glazed window. Wood floor, radiator, coved ceiling and an understairs cupboard.

#### Lounge 15' 0" x 13' 1" (4.57m x 3.98m)

This room is dual aspect with a front aspect upvc double glazed bay window with views of the Eston hills in the distance and an additional side aspect upvc double glazed window. Attractive brick fireplace with a raised brick hearth incorporating a wood burner - a lovely focal point in the room. Double radiator and coved ceiling.

#### High Quality Dining Kitchen 15' 4" x 10' 7" (4.67m x 3.22m)

Smart range of wall and base units with cupboards, drawers, double sized display cupboards and solid wood worktops. The work tops extend to a peninsula with a built in five ring gas hob with a double sized extractor hood over. Built in eye level fan assisted electric oven plus a built in combination oven and microwave above. Stainless steel inset sink and drainer with mixer tap, integrated dishwasher, under counter refrigerator and a built in disposal bin. Coloured upstands, vertical contemporary styled radiator, side aspect upvc double glazed picture window, rear aspect upvc double glazed window and an access door to the garden.

#### Bedroom 1 11' 8" x 9' 8" (3.55m x 2.94m)

Front aspect upvc double glazed bay window with lovely views of the hills beyond. Full length range of built in wardrobes, radiator, coved ceiling and a contemporary styled ceiling fan/light. Connecting door to the en-suite.

#### En-Suite 6' 8" x 6' 1" (2.03m x 1.85m)

White suite comprising of a low flush wc and a wash hand basin with vanity cupboards below. Quad style shower enclosure with a mixer shower and a drench shower head. Heated towel radiator, upvc double glazed window, coved ceiling, tiled floor and walls.

#### Bedroom 2 12' 2" x 10' 1" (3.71m x 3.07m)

Rear aspect upvc double glazed window, range of fitted wardrobes, radiator and a coved ceiling.

#### House Bathroom 7' 7" x 5' 8" (2.31m x 1.73m)

Contemporary styled suite comprising of a "P" shaped bath with side taps a mixer shower over with a drench shower head and a glazed screen. Low flush wc and a wash hand basin with vanity cupboards below. Tiled walls and floor, coved ceiling, heated towel radiator and a upvc double glazed window.

### First Floor

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Turning staircase from the hallway gives access to bedroom 3.

### **Bedroom 3** 18' 5" x 12' 3" (5.61m x 3.73m)

Vaulted ceiling with exposed beams and a double glazed velux roof window with views of the hills in the distance. Double radiator and an eaves storage point.

### **Externally**

The property occupies an elevated site within a first class residential area.

### **Driveway**

An extensive concrete laid driveway provides off road parking for multiple vehicles and gives access to an attached double garage.

### **Attached Double Garage**

Two up and over doors and power/electrics. The garage is partitioned, one area is currently used as a gym (16'8" x 9'3"), with shelving, wall mounted Ideal gas combination boiler, plumbing for a washing machine and space for an American style fridge freezer. Opening to the second part of the garage which is 10'5 x 6'5".

### **Gardens**

The property occupies an extensive plot with a front garden set behind hedging. There are steps and a hand rail to the property. There is an extensive lawn and raised flower beds. A gate gives access to the side and rear garden which are landscaped with a low maintenance option in mind. Extensive Indian Sandstone patio area which offers multiple seating areas, raised gravel beds, shed, established and mature planting. This space offers a good degree of privacy and is a lovely space to enjoy.

### **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**

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.

**Viewing Arrangements**

**Tel:** 01287 630733

**Email:** [guisborough@selectiv.co.uk](mailto: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.