



43 Brocklesby Road  
Guisborough, TS14 7PX

£239,950

Energy Rating : D



# 43 Brocklesby Road

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## Description

Situated within a first class residential area, this excellent Three Bedroom Detached House with a conservatory extension is in a location that is a haven for walkers, runners and cyclists alike as it has close access into the hills with the house itself enjoying views towards Highcliffe.

The stylish interior further benefits from new internal doors, an expansive lounge/sitting room, gas central heating, uPVC double glazing, a smart dining kitchen with a built-in oven & hob and a refurbished bathroom with an over bath shower which serves the three bedrooms.

Outside a tarmac laid driveway provides plenty of off road parking and leads to an extended detached garage and a rear garden is lawned with a patio area.

Brocklesby Road is within easy reach of Highcliffe Primary School, neighbourhood shopping facilities on Enfield Chase and the historic town centre with its wide range of shopping facilities and amenities lies within a mile away.

This property comes highly recommended for an early viewing as it only truly reveals itself upon inspection so please call us now as interest is expected to be high.

## Accommodation

Direct access into the lounge.

### Lounge/Sitting Room 22' 4" x 14' 4" (6.80m x 4.37m)

Front aspect upvc double glazed bow window complimented by a double glazed velux roof window. Double radiator and two single radiators. Fire place with a coal effect stove. Composite entrance door, coved ceiling and a staircase off to the first floor.

### Dining Kitchen 14' 7" x 9' 4" (4.44m x 2.84m)

Modern range of wall and base units with cupboards, drawers and marble effect worktops. Built in gas hob and a fan assisted electric oven with a chimney style extractor hood over. Plumbing for a washing machine, one and a half inset stainless steel drainer and unit with a mixer tap, plinth over the sink with downlights and tiled surrounds. Radiator, understairs cupboard and space for a fridge freezer. Internal upvc double glazed window to the conservatory.

### Conservatory 14' 10" x 10' 5" (4.52m x 3.17m)

Upvc double glazed frame with windows having stained glass upper features. Doors out to the garden. Double radiator, upvc double glazed internal window to the kitchen and a ceiling fan/light.

## First Floor

### Landing

Upvc double glazed window and access to the loft space. Overstairs storage cupboard.

### Bedroom 1 13' 4" x 8' 5" (4.06m x 2.56m)

Views of the hills and Highcliffe from the upvc double glazed window. Fitted wardrobes with adjacent display shelving which runs the full length of the room. Radiator.

### Bedroom 2 10' 10" x 8' 6" (3.30m x 2.59m)

Lovely views towards the hills from the upvc double glazed window. Radiator and coved ceiling.

### Bedroom 3/Dressing Room/Nursery 9' 0" x 6' 0" (2.74m x 1.83m)

Upvc double glazed window with hill views in the distance. Overstairs storage cupboard and a radiator.

### Family Bathroom

Recently upgraded. White low flush wc with a hidden cistern, wash hand basin with vanity cupboards below and a "P" shaped bath with a mixer shower over plus an additional drench shower head. Upvc double glazed window and the walls and ceiling are PVC panelled.

## Externally

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## **Driveway**

A tarmac laid driveway to the front provides off road parking for two to three cars.

## **Extended Detached Double Garage**

With a front door and an additional up and over door. Power/electric light.

## **Enclosed Rear Garden**

With a lawn, patio and gravel beds.

## **Council Tax Band**

Council tax band:- C

## **Energy Performance Certificate**

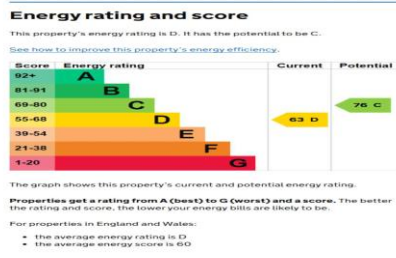
A full Energy Performance Certificate is available upon request.

## **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**

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## 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.