



Dulverton Way
Guisborough, TS14 7BZ

£339,995

Energy Rating : D



Dulverton Way

Description

Enjoying lovely views towards the hills and Highcliffe, a quite superb and visually appealing Four Bedroom Detached House situated at the entrance of this highly sought after cul-de-sac off Eglinton Avenue.

This warm and welcoming home is, in our opinion, of the the best types of its type on the market and is ready to move into an enjoy straight away.

The property has been de-shaled (verified with documentation) and improved over the years to a particularly high standard to include a high quality fitted breakfast kitchen by Orchid Kitchens and a luxurious bathroom by Tecaz. Further benefits include a gas central heating system (serviced annually), uPVC double glazing, a security system which extends into the garage (again, serviced annually), a welcoming bow fronted lounge with a marble fireplace and log effect electric fire (provided by, and installed by the reputable local company Pawletts) with an arch to the dining room, a Saltmer conservatory with underfloor heating and a ground floor cloakroom/w.c.

Outside there is a three car block paved driveway with a reinforced concrete slab underneath (work down by local contractor Swales), an attached single garage and well tended and easy care gardens, the rear with a patio and a generous sized lawn with borders - a lovely space to enjoy that affords some degree of privacy with views of the hills beyond.

The location affords convenient access to Guisborough Rugby and Cricket clubs, good schooling, the town centre which serves day-to-day needs and lovely country walks are only minutes away.

The North Yorkshire Moors and coastal areas are also within easy reach.

We cannot recommend this property highly enough so please call us now to arrange your viewing.

Accommodation

Hallway 11' 1" x 6' 10" (3.38m x 2.08m)

Front aspect upvc double glazed window and a composite entrance door. The entrance area has Karndean flooring. Side aspect upvc double glazed window. Radiator. Coved ceiling. Glazed double doors give access to the lounge.

Lounge 18' 10" x 13' 9" (5.74m x 4.19m)

Upvc double glazed bow window, moulded coved ceiling and two radiators. Provided for and installed by Pawletts is a marble fireplace with a matching inset and hearth, sensor downlighting and a remote controlled log effect electric fire - this is a lovely focal point in the room. Arch to the dining room.

Dining Room 10' 10" x 9' 2" (3.30m x 2.79m)

Moulded coved ceiling and radiator.

Conservatory 12' 6" x 9' 11" (3.81m x 3.02m)

Conservatory by Saltmer. Double glazed windows and a door out to the garden. Ceiling fan/light. Lovely hill views from this room. The roof has been adapted to deflect the sunlight. Internal upvc double glazed window to the kitchen and underfloor heating.

Luxuriously Fitted Kitchen (By Orchid Kitchens) 16' 10" x 7' 6" (5.13m x 2.28m)

Attractive range of two tone wall and base units with cupboards, drawers and solid quartz worktops which extend to a curved breakfast table and matching upstands. Built in four ring induction hob with granite splashback and contemporary styled extractor hood over. Built in 'Neff' eye level oven/microwave combination plus an additional oven with a slider drawer, integrated fridge freezer and an integrated 'Bosch' dishwasher and a 'Zanussi' washing machine. Pull out larder unit and an adjacent integrated wine rack. Integrated one and half sink unit with a mixer tap, upvc double door out to the garden and a contemporary styled vertical radiator.

Rear Porch

Karndean flooring, side aspect upvc double glazed window and a connecting door to a cloakroom/wc.

Cloakroom/WC

White low flush wc with a hidden cistern. Wash hand basin with vanity cupboards below, upvc double glazed window, chrome effect heated towel radiator, tiled walls and a PVC panelled ceiling with downlights.

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First Floor

Landing

Cupboard houses the wall mounted Baxi gas combination boiler which we understand from the sellers is serviced annually. Oak staircase, coved ceiling and a upvc double glazed window.

Bedroom 1 12' 3" x 10' 5" (3.73m x 3.17m)

Fabulous views towards the hills and Highcliffe from the upvc double glazed window. Radiator and coved ceiling. Range of free standing wardrobes with a matching drawer pack and bedside cabinets by Barker and Stonehouse and are to be included in the sale.

Bedroom 2 11' 2" x 7' 8" (3.40m x 2.34m)

Hill views in the distance from the upvc double glazed window and radiator.

Bedroom 3 8' 10" x 7' 4" (2.69m x 2.23m)

Hill views in the distance from the upvc double glazed window, radiator and a built in double wardrobe.

Bedroom 4 9' 10" x 6' 6" (2.99m x 1.98m)

Lovely views from the upvc double glazed window, useful overstairs storage cupboard and a radiator.

Luxuriously Fitted Bathroom 10' 4" x 6' 1" (3.15m x 1.85m)

Fitted by Tecaz. Contemporary styled white suite comprising of a low flush wc with a hidden cistern, wash hand basin with vanity cupboards below and a deep tub bath with side taps. Separate shower enclosure with an electric shower, chrome effect heated towel radiator and a upvc double glazed window. Access to the partially boarded and insulated loft space.

Externally

Driveway

Block paved driveway with reinforced concrete slabs underneath for stability (work undertaken by reputable local contract Swales) and provides off road parking for multiple cars and gives access to the garage.

Attached Single Brick Garage

Covered by the house security system. Up and over door, power/electric lights. Works carried out by AAA Roofing - a rubberized membrane has been fitted to the garage roof for easy maintenance.

Gardens

There are gardens to the front and rear, all with easy care in mind. To the front there is an area of artificial lawn and two separate gated side entrances flank the property and give access to the generous sized rear garden which affords a good degree of privacy and enjoys hill views in the distance. The rear garden incorporates a generous sized lawn, extensive gravel beds, mature planting, conifers, shed and a patio.

Council Tax Band

Council tax band:- D

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

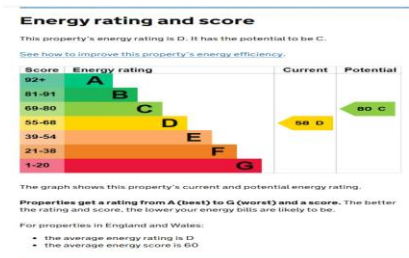
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Viewing Arrangements

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