

**34 Hawkstone Close**  
Guisborough, TS14 7PE

**£249,995**

**Energy Rating : C**



## 34 Hawkstone Close

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### Description

Only through an internal inspection can you fully appreciate the transformation this south facing Four Bedroom Semi-Detached Home has gone through with a rear ground floor extension creating the true heart of the home - a luxurious dining kitchen with family space which boasts a vaulted ceiling and a high quality and well equipped Howdens kitchen with an island and a study area/reading nook off - an ideal set-up for a family.

Other notable features include gas central heating, uPVC double glazing, a welcoming lounge and a ground floor bedroom with an adjacent shower room - ideal for those who require an element of ground floor living, alternatively this room could be used for another reception room or office space - the choice would be yours. There are three additional bedrooms on the first floor which are served by a house bathroom.

Outside a driveway provides off road parking and the south facing rear garden is enclosed, child and pet friendly. This superb home sits at the very top of the cul-de-sac within a first class area of the town with good access points to the hills, local shopping facilities and bus services on Enfield Chase, good schooling and the town centre itself.

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

### Accommodation

#### Entrance Hall

Composite entrance door. Stairs to the first floor. Connecting door to bedroom 4 (presently in use as a study).

#### Lounge 13'7" (4.14 M) x 12'7" (3.66 M) reducing to 11'2" (3.40 M)

Upvc double glazed window to the front, modern fireplace incorporating coal effect flicker flame electric fire with discreet inset lights, contemporary upright radiator and useful under stairs storage cupboard. Double doors to the extension.

#### Bedroom 4/Study/Reception Room

A useful and versatile room having uPVC double glazed window to the front and double radiator. Presently in use as an office.

#### En Suite Shower Room

White suite comprising a low flush w.c., wash hand basin and a quad style shower enclosure with an electric shower.

#### Rear Utility Room

Side aspect upvc double glazed window, range of wall and base units with cupboards, drawers and wood effect worktops. Double sized stainless steel sink unit with a hose mixer tap, plumbing for a washing machine and a double glazed sky light velux roof window.

#### Fabulous Open Plan Extension

This space incorporates living/dining and family space with a study area/play area nook off. Within the extension there is a luxurious 'Howdens' kitchen with a comprehensive range of solid wood cupboards and drawers with solid oak worktops. Large island with a quartz worktop and an inset sink unit with a mixer tap. Multi-fuel range. Chrome and glass extractor hood, integrated fridge/freezer and dishwasher. Useful pantry cupboard. Contemporary styled vertical radiator. Upvc double glazed window and uPVC double doors with adjacent windows access the south facing garden. Further light is brought into the room by two double glazed velux roof windows.

### First Floor

#### Landing Area

uPVC double glazed window to the side, access via retractable ladder to loft space (boarded and insulated) having a light and housing the gas combination boiler.

#### Bedroom 1 14'9" (4.50 M) reducing to 9'9" (2.97 M)

x 8'6" (2.59 M) uPVC double glazed window to the front with views across to Eston Hills, radiator, built-in wardrobes.

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### **Bedroom 2** 9'4" (2.84 M) x 9'1" (2.77 M)

uPVC double glazed window to the rear with beautiful views across to Highcliffe, radiator.

### **Bedroom 3** 9'6" (2.90 M) x 6'9" (2.06 M)

uPVC double glazed window to the front with views across to Eston Hills, double radiator and useful over stairs storage cupboard.

### **Combined Bathroom**

Modern white suite comprising a low flush w.c., pedestal wash hand basin and a panelled bath with a chrome shower attachment to the bath taps. uPVC double glazed window, tiled floor and walls, chrome effect heated towel radiator.

### **Externally**

A block paved driveway to the front of the house provides off road parking for two cars. There are covered electric sockets to the front and rear, an external cold water tap and security lighting.

### **Gardens**

Occupying a generous sized corner plot, the landscaped rear garden has been well designed and enjoys a south facing aspect. Having low maintenance in mind, the garden is covered a distinct Cornish Silver granite gravel effect with a feature hexagonal paved patio complimented by an additional decked area to the side. The garden also boasts a garden shed, external lights and cold water tap.

### **Council Tax Band**

Council tax band:-

### **Energy Performance Certificate**

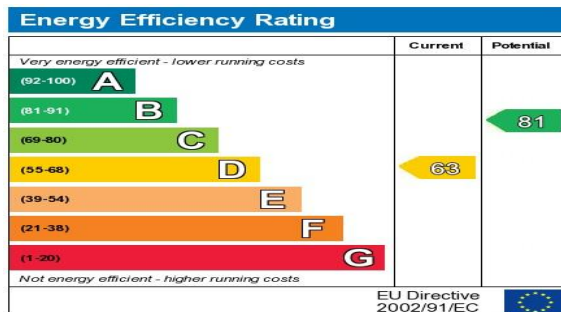
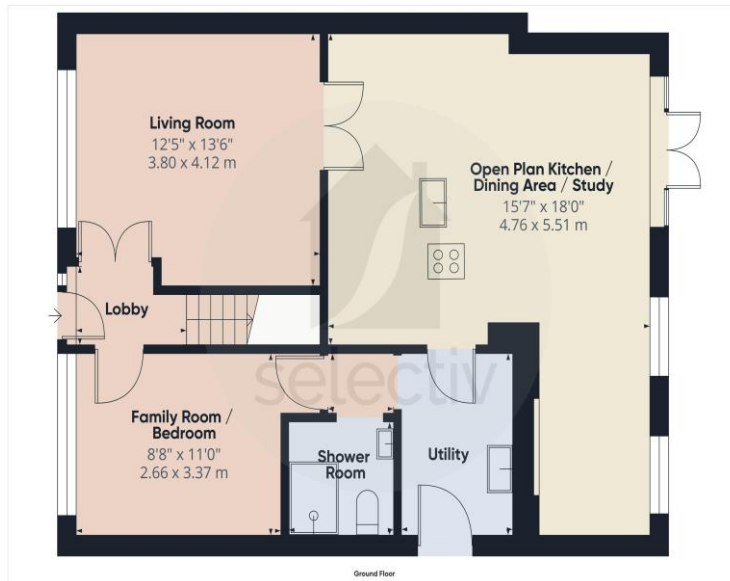
A full Energy Performance Certificate is available upon request.

### **Mortgage Services**

**MORTGAGE SERVICES** We can introduce you to the team of highly qualified Mortgage Advisers at Active Mortgage Services Ltd. 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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Viewing Arrangements

Tel: 01287 630733

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