



**19 Foundry Way**  
Guisborough, TS14 7NN

**£250,000**

**Energy Rating : B**



# 19 Foundry Way

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## DESCRIPTION

Situated within the popular Enfield Mews development, this modern Bellway built Three Bedroom Detached House offers comfortable and easy flowing accommodation - ideal for modern day living appealing particularly to couples and young families. The well presented interior features gas central heating, uPVC double glazing, burglar alarm, lounge and a separate dining room, a well equipped kitchen (built-in oven, hob, fridge/freezer and dishwasher), utility room with a connecting door to a separate W.C., en-suite master bedroom and a white family bathroom with an over bath shower. Outside there is a double width tarmac driveway, an integral garage and an enclosed rear garden with a shed. The property also enjoys views towards the hills and Highcliffe from the rear elevation. The location is well placed for access to the town centre, bus services, shopping facilities on Enfield Chase and good schooling. Merits an early inspection so please call now on 01287 630733 to arrange your viewing.

## Accommodation

### Porch

Composite entrance door, radiator and cloak pegs.

### Lounge 18' 0" x 11' 8" (5.48m x 3.55m)

Front aspect upvc double glazed window and a double radiator.

### Dining Room 10' 6" x 12' 1" (3.20m x 3.68m)

Staircase off to the first floor, upvc double glazed french doors giving direct access to the rear garden. Double radiator.

### Fitted Kitchen 11' 7" x 9' 3" (3.53m x 2.82m)

Modern range of high gloss wall and base units with cupboards and drawers and laminate effect worktops. Inset one and a half stainless steel drainer and unit with a mixer tap, built in gas hob with a chrome splash back and chimney style extractor hood over and an eye level fan assisted electric double oven. Integrated fridge freezer, radiator and a upvc double glazed window.

### Utility Room 5' 0" x 5' 10" (1.52m x 1.78m)

Side entrance composite door. Base unit with a laminate effect worktop, stainless steel drainer and unit with a mixer tap, plumbing for an automatic washing machine and a wall mounted gas central heating boiler. Connecting door to a separate wc.

### Separate WC

White low flush wc with a hidden cistern, pedestal wash hand basin, radiator and an extractor unit.

## First Floor

### Landing

Access to the loft space. Airing cupboard.

### Bedroom 1 14' 1" x 8' 10" (4.29m x 2.69m)

180 degree view of the hills, forest and Highcliffe from the rear aspect upvc double glazed window. Radiator.

### En-Suite

White low flush wc, pedestal wash hand basin and a shower enclosure with a mixer shower. Part tiled walls and a radiator.

### Bedroom 2 10' 2" x 10' 1" (3.10m x 3.07m)

Upvc double glazed window and radiator.

### Bedroom 3 9' 8" x 8' 1" (2.94m x 2.46m)

Upvc double glazed window and radiator.

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## Bathroom

White three piece suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with an over bath shower. Part tiled walls and radiator.

## Externally

## Driveway

Two car tarmac laid driveway.

## Integral Garage

Up and over door with power/electric light.

## Gardens

There is an open plan lawned garden to the front with a gated side entrance giving access to the enclosed rear garden. The rear garden enjoys lovely views towards the hills and Highcliffe and has a patio, lawn and a shed. There is also in the garden a covered electric socket and a cold water tap.

## Council Tax Band

Council tax band:- D

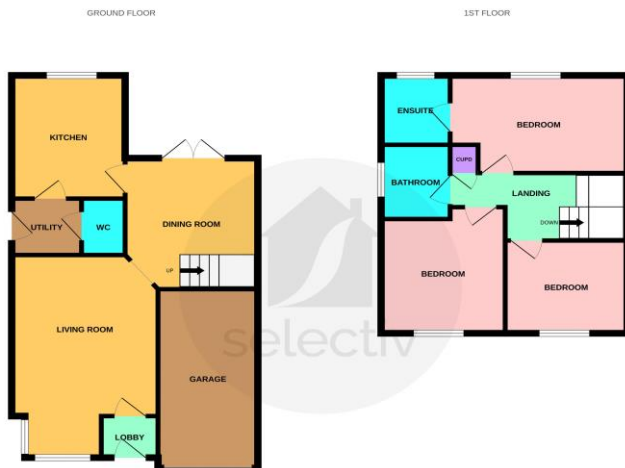
## Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

## Mortgage Services

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### Viewing Arrangements

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.

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