



40 Whinchat Tail

Guisborough, TS14 8PW

£485,000

Energy Rating :



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DESCRIPTION

This expansive Kebbell built Five Double Bedroom Detached Family Home is situated within an exclusive area of Galley Hill where owners of the Kebbell built homes have the benefit of a small leisure centre with a swimming pool, squash court and sports hall for which an annual charge is payable. The well planned living accommodation has an updated interior by way of a smart and spacious dining kitchen - the heart of the home which has doors out to the enclosed rear south facing garden. Other notable features include gas central heating, uPVC double glazing, three reception rooms, a conservatory, an en-suite master bedroom with a dressing area and a further four double bedrooms are served by a family bathroom with a separate shower. The generous sized plot sits at the entrance of the cul-de-sac with off road parking for multiple cars, a double integral garage and good sized gardens which are mainly laid to lawn - lovely areas to enjoy. If you are looking for a home for your family to grow into in a first class residential area, this could be for you as the location is ideal for access to Galley Hill and St Paulinus R.C Primary Schools and local shopping facilities on The Avenue. Also within easy reach is Guisborough Forest & Walkway at Pinchinthorpe with walking trails, cycle tracks, children's play areas and coffee shop. Property of this style rarely come to market so please call now to arrange your viewing on 01287 630733.

Accommodation

Reception Hallway 18' 1" x 9' 11" (5.51m x 3.02m)

Composite entrance door with a feature glass pane and an adjacent full height window. Radiator, dado rail, coved ceiling, high quality flooring and a storage cupboard.

Cloakroom/WC

Has storage space, white low flush wc and a wash hand basin with vanity cupboards below. Radiator, extractor unit, part tiled walls and a wall mirror.

Study 10' 6" x 8' 9" (3.20m x 2.66m)

Upvc double glazed window, radiator and a coved ceiling.

Lounge 20' 3" x 13' 7" (6.17m x 4.14m)

Accessed from double doors from the hallway. Dual aspect sealed unit double glazed windows and a double radiator. Ornate fire surround with a marble inset and hearth incorporating a coal effect living flame gas fire. Decorative dado rail and coved ceiling. Double doors to a Family Room

Family Room 11' 8" x 13' 8" (3.55m x 4.16m)

Double radiator, decorative dado rail and coved ceiling. Sliding upvc double glazed patio doors which give access to a conservatory.

Conservatory 13' 10" x 11' 9" (4.21m x 3.58m)

Brick base and a upvc double glazed frame and access doors to the enclosed rear garden.

Smartly Fitted Dining Kitchen 25' 0" x 11' 7" (7.61m x 3.53m)

A range of solid oak wall and base units with cupboards and drawers, solid quartz worktops, built in electric hob and fan double oven with a contemporary styled extractor hood over. Double display cabinet, an open shelved unit and an integrated wine cooler. Upvc double glazed double opening doors with adjacent full height windows which give access to the rear garden and an additional upvc double glazed rear aspect window. Double radiator. Space for a fridge freezer. Integrated dishwasher. Inset one and a half stainless steel drainer and unit with mixer tap and a coved ceiling.

Utility Room 11' 6" x 5' 10" (3.50m x 1.78m)

Solid oak base unit with an inset stainless steel drainer and unit with a mixer tap. Plumbing for an automatic washing machine, side upvc double glazed access door, upvc double glazed rear door to the enclosed rear garden and a courtesy door to the garage.

First Floor

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Landing

Access to the loft space with scope for development should anyone desire to expand the floor area subject to the necessary permissions and consents. Linen cupboard, separate airing cupboard, radiator and a coved ceiling.

Master Bedroom 13' 10" x 14' 4" (4.21m x 4.37m)

Upvc double glazed window, radiator, range of built in wardrobes and a coved ceiling. Arched opening to a dressing area.

Dressing Area 8' 5" x 6' 4" (2.56m x 1.93m)

Upvc double glazed window and a built in wardrobe. Connecting door to the en-suite bathroom.

En-Suite Bathroom 8' 4" x 8' 7" (2.54m x 2.61m)

White contemporary suite comprising of a deep tub bath with side taps, low flush wc and a wash hand basin with vanity cupboards below. Double sized quad shower enclosure with a mixer shower plus an additional Drench shower head. Tiled floor, tiled walls and a pvc panelled ceiling, extractor unit, shaver point and a chrome effect heated towel radiator.

Bedroom 2 13' 1" x 13' 3" (3.98m x 4.04m)

Upvc double glazed window, radiator and a range of built in wardrobes.

Bedroom 3 11' 7" x 12' 2" (3.53m x 3.71m)

Upvc double glazed window, radiator and a built in double wardrobe.

Bedroom 4 13' 2" x 10' 11" (4.01m x 3.32m)

Upvc double glazed bay window, radiator and built in wardrobes.

Bedroom 5 12' 4" x 8' 7" (3.76m x 2.61m)

Upvc double glazed window, radiator and a range of built in wardrobes.

Family Bathroom 8' 10" x 7' 10" (2.69m x 2.39m)

Coloured suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with a shower attachment to the bath taps. Separate shower enclosure with a mixer shower. Tiled walls, extractor unit, upvc double glazed window and a shaver point.

Externally

Driveway

There is a long driveway with parking for two cars and leads to the integral garage.

Integral Double Garage 19' 1" x 16' 9" (5.81m x 5.10m)

Two up and over doors, power/electric lights, wall mounted Worcester gas central heating boiler and a personal door into the utility room.

Gardens

There are generous gardens to the front and rear. To the front the entrance drive is flanked by two areas of lawn. A gated side entrance gives access to the good sized rear garden with a decked area, lawn, mature trees, cold water tap and a side space with pathways and gravel beds.

Council Tax Band

Council tax band:- G

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, sections, walls and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Tel: 01287 630733

Email: 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.