



42 Brambling Drive
Guisborough, TS14 8LY

£325,000

Energy Rating : B



42 Brambling Drive

DESCRIPTION

A superb light & airy Four Bedroom Detached Home situated within the highly favoured Galley Hill development boasting high spec builder upgrades (including the luxurious kitchen) at considerable expense. Built by Taylor Wimpey in 2021, purchasers will benefit from the remainder of the NHBC warranty. Meticulously presented throughout, the neutrally decorated and stylish interior reveals high quality floor coverings, a gas central heating system, uPVC double glazing, a high spec and well equipped breakfast kitchen with a host of integrated appliances and quartz countertops, a cloakroom/w.c., a study (could be repurposed as a snug, playroom or home office if preferred), en-suite master bedroom and a contemporary styled family bathroom serves the remaining three bedrooms - one currently presents as an office, the other a dressing room. Much thought and expense has also gone into upgrading the enclosed south facing rear garden, it boasts a full width porcelain tiled patio, a retaining wall with built-in planters and an established lawn. This is a lovely space for family to enjoy and is accessed via a side gate and the main house via french doors in the lounge. The property is well placed for access to good schooling, the town centre, lovely woodland walks, the Forest Walkway at Pinchinthorpe, coastal areas and the North Yorkshire Moors National Park. This superb home is offered in 'ready to move into' condition and only truly reveals itself upon inspection, It is not one to miss so please call us to arrange your viewing.

Ground Floor Accommodation

Hallway

Composite entrance door, radiator and high quality flooring.

Cloakroom/WC

White two piece suite comprising of a low flush wc and pedestal wash hand basin. Radiator and an extractor fan. Flooring continuing from hallway.

Dining Room/Snug *11' 3" x 7' 6" (3.43m x 2.28m)*

Upvc double glazed window and double radiator. Please note this room could be re-purposed as a play room or work space if preferred.

Lounge *11' 3" x 15' 1" (3.43m x 4.59m)*

Upvc double glazed double opening french doors with full height adjacent windows which give direct access to the South facing rear garden. Double radiator. Flooring continuing from the hallway.

Luxurious Kitchen *18' 0" x 7' 8" (5.48m x 2.34m)*

Range of white high gloss units with cupboards and drawers, quartz worktops, integrated dishwasher, washing machine and a fridge freezer together with a fan assisted eye level double oven and a five ring gas hob with an extractor hood over. Radiator, flooring continuing from the hallway, inset stainless steel drainer and unit with mixer tap, upvc double doors opening to the rear garden and LED spot lighting.

First Floor Accommodation

Landing

Access to the loft space, storage cupboard and a radiator.

Principle Bedroom *11' 9" x 14' 9" (3.58m x 4.49m)*

Two upvc double glazed windows with views of the hills in the distance. Alcove with a tv point, radiator and a range of built in wardrobes.

En-Suite

White suite comprising of a low flush wc, half pedestal wash hand basin, part tiled walls, double length shower enclosure with a mixer shower, radiator, upvc double glazed window and an extractor unit.

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Bedroom 2 14' 3" x 9' 5" (4.34m x 2.87m)

Views in the distance from the upvc double glazed window, double radiator and a range of shelving. Please note this room presents as an office at present but could easily revert back to a bedroom.

Bedroom 3 10' 11" x 7' 11" (3.32m x 2.41m)

Upvc double glazed window and radiator.

Bedroom 4 11' 9" x 8' 11" (3.58m x 2.72m)

Upvc double glazed window and radiator. Please note this room currently presents as a dressing room but again could easily revert back to a bedroom.

Bathroom

White three piece suite comprising of a panel bath, low flush wc and a half pedestal wash hand basin. Upvc double glazed window, radiator and an extractor unit.

Externally

Driveway

Double width driveway which provides off road parking for two cars and gives access to the single integral garage.

Single Integral Garage

Gardens

There are gardens to the front and rear, the front garden is open plan and a gated side entrance gives access to the landscaped South facing rear garden which includes a full width porcelain tiled patio, retaining wall with built in planting facilities and there are steps upto a lawn with raised beds. The area is fenced and enclosed and ready to enjoy and is also child and pet friendly

Council Tax Band

Council tax band:- E

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

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.



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, sections, items and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operation or efficiency can be given.
EPC ref: 109287022

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

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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.