



67 Brocklesby Road
Guisborough, TS14 7PX

£435,000

Energy Rating : D



67 Brocklesby Road

DESCRIPTION

Situated at the end of the road adjacent to open countryside, this stunning and significantly extended Five Bedroom Detached Family Home is offered in immaculate 'ready to move into' order in a location that is a haven for walkers, runners and cyclists alike as it has almost immediate direct access into the hills. The stylish interior is light and airy and features gas central heating, uPVC double glazing, a welcoming lounge with a wood burning stove, a dining room and a separate family room, a luxurious breakfast kitchen with a dual fuel range, ground floor cloakroom, a principal en-suite bedroom whilst a modern white contemporary styled bathroom serves the remaining four bedrooms. Outside there is a block paved frontage that provides plenty of off road parking and a well laid out rear garden, a lovely space for family to enjoy with the added bonus of the hills backdrop. Brocklesby Road is within easy reach of Highcliffe Primary School, neighbourhood shopping facilities on Enfield Chase and the historic town centre with its wide range of shopping facilities and amenities lies within a mile away. This property comes highly recommended for an early viewing as it only truly reveals itself upon inspection so please call us now on 01287 630733 as interest is expected to be high.

Ground Floor Accommodation

Reception Hallway

Composite entrance door and a double radiator.

Inner Lobby

Leads to the cloakroom/wc and door to the understairs cupboard.

Lounge 11' 3" x 20' 0" (3.43m x 6.10m)

Front aspect upvc double glazed window, double and single radiators, multi-fuel stove with an oak mantle over with a slate tiled inset and a slate hearth. Coved ceiling. Opening to the dining room.

Dining Room 8' 5" x 11' 10" (2.56m x 3.6m)

Radiator and double opening upvc double glazed doors which gives direct access to the enclosed rear garden.

Family Room/Snug 16' 4" x 8' 1" (4.99m x 2.46m)

Front aspect upvc double glazed window with lovely views towards the hills and Highcliff, double radiator. Range of full length built in cupboards with overhead storage and a personal door into the garage. Please note this room could be re-purposed as a play room or as work space if preferred and offers great versatility.

Luxurious Fitted Kitchen 16' 9" x 11' 10" (5.10m x 3.60m)

Comprehensive range of wall and base units, peninsula, cupboards and drawers with marble effect worktops. Multi-fuel range with a double extractor hood over, integrated wine rack, integrated washer and dishwasher, space for a fridge freezer and radiator. Upvc double glazed window with views over the garden and the hills, upvc double glazed side access door and a coloured single drainer and unit with mixer tap.

Cloakroom/WC

White low flush wc, circular wash hand basin with drawers below, mosaic tiled splash back, contemporary styled vertical radiator with an inset mirror.

First Floor Accommodation

Landing

Overstairs storage cupboard and a second built in cupboard. Views of the hills and the garden from the upvc double glazed window. Storage cupboard.

Principle Bedroom 16' 8" x 16' 0" (5.09m x 4.88m)

This is a fabulous room and features bi-fold upvc double glazed doors and a Juliette balcony which take full advantage of the fabulous views towards the hills, Highcliff and the forest. Coved ceiling and a double radiator.

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En-Suite 10' 0" x 6' 0" (3.06m x 1.84m)

Full length shower enclosure, white wash hand basin on a curved vanity stand, upvc double glazed window, tiled walls, bidet, low flush wc with a hidden cistern. Upvc double glazed window, tiled walls and floor, chrome effect heated towel radiator and a portrait styled mirror.

Bedroom 2 13' 0" x 10' 4" (3.95m x 3.14m)

Upvc double glazed window with views towards the hills and Highcliff, radiator and coved ceiling.

Bedroom 3 10' 0" x 10' 10" (3.05m x 3.31m)

Hill views from the upvc double glazed window, radiator and coved ceiling.

Bedroom 4 7' 1" x 10' 10" (2.15m x 3.31m)

Breathtaking views from the upvc double glazed window, radiator and coved ceiling.

Family Bathroom

White suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with a chrome hand held shower attachment to the bath taps, radiator, half tiled walls, upvc double glazed window. Double sized unit ideal for linens, radiator and a PVC panel ceiling.

Bedroom 5 6' 9" x 9' 8" (2.06m x 2.95m)

Upvc double glazed window, radiator and coved ceiling,

Externally

Frontage

There is a gravelled and block paved frontage which provides plenty of off road parking and gives access to the integral single garage.

Integral Single Garage 23' 5" x 8' 8" (7.14m x 2.63m)

Up and over door, power/electric light. Personal door into the main home.

Gardens

A gated side entrance gives access to the generously proportioned and enclosed rear garden which is a lovely space to enjoy with the family and entertaining. There is an extensive lawn with space for a hot tub, conifers and borders. This area enjoys a back drop of the hills and offers a degree of privacy.

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

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TOTAL FLOOR AREA: 1924 sq.ft. (178.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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. Issue with Selectiv.co.uk

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[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

Tel: 01287 630733

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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.