



3 Roseberry Mount
Guisborough, TS14 6RU

£419,995

Energy Rating : D



3 Roseberry Mount

DESCRIPTION

Situated within a small development in the highly favoured West End area of the town, a visually appealing Five Bedroom Detached Family/Executive Home originally built by Bryant Homes in 2001 and has since been imaginatively extended and remodelled to provide incredibly family friendly accommodation that must be viewed to be fully appreciated. The accommodation is arranged over three floors and is much larger than its outward appearance would have you believe with notable features to include gas central heating, uPVC double glazing, three reception rooms (the living/family room with a log burner), ground floor cloakroom/w.c., a luxurious dining kitchen with integrated appliances, two en-suite bedrooms (the second floor master has an additional dressing room), a contemporary styled family bathroom with a freestanding roll top bath and a separate shower enclosure, lawned gardens to the front and rear, a four car driveway and a double garage. Historic Westgate with its wide range of shopping facilities, cafes, bars and restaurants is within comfortable walking distance and the town is well served by good schooling and road links to the business centres of Teesside. We cannot recommend this property highly enough.

Accommodation

Hallway 12' 10" x 4' 9" (3.91m x 1.45m)

Composite entrance door, tiled floor, double radiator and a staircase off to the first floor.

Snug/Study 9' 3" x 8' 2" (2.82m x 2.49m)

This room can be used as a play room or an office. Front aspect upvc double glazed window, double radiator and an understairs cloaks cupboard.

Lounge 12' 1" x 18' 1" (3.68m x 5.51m)

Front aspect upvc double glazed bay window, 2 double radiators, coved ceiling, ornate fireplace with a marble inset and hearth, coal effect living flame gas fire. Double doors to the luxurious dining kitchen.

Luxurious Dining Kitchen 26' 1" x 12' 1" (7.94m x 3.68m)

An attractive range of wall and base units with cupboards and drawers, quartz worktops, one and a half inset stainless steel drainer and unit with a mixer tap. Integrated fan assisted electric oven, integrated electric hob, integrated dishwasher, integrated wine rack. Space for an upright fridge freezer, tiled floor. Three double radiators, into the bay a upvc double glazed french door to the rear garden with adjacent windows. Additional rear upvc double glazed access door with adjacent windows. Connecting door from the kitchen leads into an area with a radiator and upvc double glazed window and gives access to the stunning family/living room there is also a courtesy door into the double garage.

Separate WC

White low flush wc with wash hand basin, tiled floor, extractor unit.

Stunning Family/Living Room 21' 5" x 14' 9" (6.52m x 4.49m)

Two double glazed Velux roof windows, coved ceiling, inset brick fireplace with a log burner and an oak mantle over, radiator and upvc double glazed bi-fold doors to the rear garden.

First Floor Landing

Radiator.

Bedroom 2 10' 0" x 16' 2" (3.05m x 4.92m)

Radiator, 2 sets of built in double wardrobes and a upvc double glazed window.

En-Suite Bathroom

White low flush wc, wash basin on a vanity stand, tub bath with a mixer shower over. Upvc double glazed window, chrome effect heated towel radiator, tiled floor, shaver point and fully tiled walls.

Bedroom 3 13' 6" x 9' 3" (4.11m x 2.82m)

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

Bedroom 4 11' 5" x 9' 4" (3.48m x 2.84m)

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

Bedroom 5 10' 8" x 12' 6" (3.25m x 3.81m)

Sloping roof with a double glazed Velux roof window, upvc double glazed window and radiator.

Contemporary Styled Bathroom 12' 5" x 6' 9" (3.78m x 2.06m)

White low flush wc, pedestal wash hand basin. Free standing claw foot rolled top bath with a side chrome hand held shower attachment, full width and height mirror, chrome effect heated towel radiator, shower enclosure with a mixer shower. Upvc double glazed window and extractor unit.

Second Floor Landing

Storage cupboard and a upvc double glazed window and access to a loft space.

Master Bedroom 19' 7" x 16' 3" (5.96m x 4.95m)

Sloping roof with 4 double glazed Velux roof windows, front aspect upvc double glazed window. 2 radiators, eaves access point. Connecting door to the walk in dressing area.

3 Roseberry Mount

Walk In Dressing Area 6' 9" x 4' 5" (2.06m x 1.35m)

Shelving and light.

En-Suite Shower Room

Double glazed Velux roof window, white low flush wc and wash hand basin with vanity cupboards below. Shower enclosure with a mixer a shower, chrome effect heated towel radiator, shelving to the recess, tiled floor and a shaver point.

Externally

Driveway

Block paved driveway which can accommodate upto approx 4 cars and gives access to the integral double garage.

Integral Double Garage

Up and overdoors, power/electric lights, courtesy door into the main residence. Stainless steel drainer and unit with hot and cold taps. Plumbing for an automatic washing machine and a new Worcester gas combination boiler recently fitted and with a 10 year warranty.

Gardens

There are gardens to the front and rear the front garden is mainly laid to lawn. The rear garden is accessed via a gated side entrance and is enclosed. There is a lawn and an extensive decked area.

Council Tax Band

Council tax band:- F

EPC

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. 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.

3 Roseberry Mount



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 not be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
Made with Merge3D 2022.

Viewing Arrangements

Tel: 01287 630733

Email: 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.