



1 Providence Drive
Guisborough, TS14 7NP

£325,000

Energy Rating : B



1 Providence Drive

DESCRIPTION

An excellent example of a Detached Family Home only six years old and still under N.H.B.C warranty. Meticulously kept throughout with a stylish interior space, the house has been remodelled upstairs to create three larger bedrooms from the original four, two with en-suite shower rooms.

Much larger than its outward appearance would have you believe, notable features include a gas central heating system, uPVC double glazing, a welcoming lounge with a media unit, a luxurious and well equipped dining kitchen with a host of appliances which opens to a family room/snug, utility room and a ground floor cloakroom/w.c, two en-suite bedrooms and a smart white bathroom which serves the remaining bedroom.

The property is situated on the entrance to the cul-de-sac with a two car driveway and a single integral garage. The enclosed south facing rear garden offers an easy care space that is ideal for families and entertaining. This small private development off Enfield Chase is much in demand, as it's well placed for access to good schooling, lovely country walks, a wide range of shopping facilities and the town centre. The coastal town of Saltburn and the North Yorkshire Moors National Park are also within easy reach. This beautiful home is sure to impress and is ready to move into and enjoy straight away.

ACCOMMODATION

Hallway

Composite entrance door, radiator and a built in double cloaks/storage cupboard with shelving and hanging rails.

Cloakroom/WC

White low flush wc and a pedestal wash hand basin. Traditional style heated towel radiator. Extractor unit.

Lounge 15' 7" x 11' 5" (4.75m x 3.48m)

Accessed by double doors from the hallway. Front aspect uPVC double glazed picture window, double radiator, media wall incorporating a pebble effect electric fire - a lovely focal point of the room.

Smart Dining Kitchen 16' 3" x 11' 0" (4.95m x 3.35m)

Contemporary styled wall and base units with cupboards, drawers and granite worktops. Inset one and a half sink unit with a hose style mixer tap, integrated fridge/freezer, integrated fan assisted electric oven, integrated induction hob, integrated dishwasher, chrome and glass extractor hood over the peninsula which extends from the wall and base units. Vertical contemporary styled radiator, tiled floor, uPVC double glazed window with views towards the hills plus uPVC double glazed double doors which open out to the rear garden.

Utility Room 6' 5" x 5' 5" (1.95m x 1.65m)

With base cupboards to match those in the kitchen with granite worktops. Side access composite entrance door, wall mounted gas central heating boiler, integrated dishwasher and flooring continuing from the kitchen.

Family/Dining Room 12' 2" x 8' 3" (3.71m x 2.51m)

Opens from the kitchen with the tiled floor continuing, uPVC double glazed double opening doors which give direct access to the garden.

First Floor

Landing

Double radiator, access to the loft space, airing cupboard and a uPVC double glazed window.

Master Bedroom 15' 5" x 11' 6" (4.70m x 3.50m)

uPVC double glazed window, radiator and a range of fitted double wardrobes.

En-Suite

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White suite comprising of a low flush w.c and a pedestal wash hand basin. Double length shower enclosure with a mixer shower. Tiled floor, extractor unit, uPVC double glazed window and a contemporary styled vertical radiator.

Bedroom 2 18' 2" x 8' 0" (5.53m x 2.44m)

Two uPVC double glazed windows with views towards the hills and two radiators. Please note this room could reinstate back to two separate rooms if preferred as the partition wall and the original door from the landing could be reinstated very easily.

Bedroom 3 16' 7" x 8' 6" (5.05m x 2.59m)

uPVC double glazed window, loft access and a radiator.

En-Suite

White low flush w.c and pedestal wash hand basin. Separate shower enclosure with a mixer shower. towel radiator, tiled floor, extractor unit and a double glazed velux roof window.

Family Bathroom

White suite comprising of a low flush w.c, pedestal wash hand basin and a panel bath. Tiled surrounds, extractor unit, radiator, wall mirror and a tiled floor.

EXTERNAL

Gardens

Open plan lawned front garden. A gated side entrance gives access to the enclosed south facing rear garden which has two patio areas, lawn, cold water tap and a shed. It is a lovely space for family to enjoy with views towards the hills.

Integral Garage

Up/over door and power/electric lights.

Council Tax Band

Council tax band:- E

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

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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

Viewing Arrangements

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