



4 Hovingham Drive
Guisborough, TS14 6GD

£300,000

Energy Rating : C



4 Hovingham Drive

DESCRIPTION

A fine example of a Wimpey built Four Bedroom Detached Family Home within the ever popular Regency Gardens development which is situated towards the outskirts of the town. The well presented accommodation features gas central heating, uPVC double glazing, ground floor cloakroom/w.c., front aspect lounge and a separate dining room, a generous sized conservatory, a well equipped breakfast kitchen, an en-suite master bedroom with bedrooms two and three sharing a jack'n'jill en-suite and a modern white family bathroom. Outside there is a tarmac laid drive which provides plenty of off road parking for three to four cars, an integral garage and a low maintenance rear garden with lawn and a front to back porcelain tiled patio (laid at considerable expense). The location is well placed for access to Laurence Jackson School, Prior Pursglove College, road links to the business areas of Teesside and the town centre with its wide range of amenities and services. The coast and country are also within easy reach. This lovely detached family home in a very pleasant location is worth an early viewing and is a simple chain free sale.

Accommodation

Hallway

Composite entrance door with adjacent sealed unit double glazed floor to ceiling windows with frosted glass. Radiator, staircase off to the first floor, coved ceiling and a courtesy door into the integral single garage.

Cloakroom/WC

White low flush wc and a wash hand basin. Upvc double glazed window.

Lounge 15' 5" x 11' 5" (4.70m x 3.48m)

Two radiators, coved ceiling and a upvc double glazed window. Double doors to the dining room.

Dining Room 11' 6" x 10' 0" (3.50m x 3.05m)

Radiator and coved ceiling. Upvc double glazed french doors with adjacent full height floor to ceiling windows give access to the conservatory.

Conservatory 10' 11" x 9' 7" (3.32m x 2.92m)

Brick base, upvc double glazed windows and an access door to the garden. Ceiling fan/light. Electric wall heater.

Breakfast Kitchen 14' 8" x 10' 9" (4.47m x 3.27m)

Modern range of wall and base units with cupboards, drawers and laminate effect worktops. Integrated dishwasher, integrated fridge freezer and a built in gas hob with a fan assisted electric oven and a chimney style extractor over. Stainless steel drainer and unit with mixer tap, radiator and plumbing for a washing machine. Dual aspect upvc double glazed windows and a sealed unit double glazed side access door, tiled floor, radiator and an understairs cupboard.

First Floor

Landing

Access to the loft space.

Bedroom 1 13' 0" x 11' 8" (3.96m x 3.55m)

Range of built in wardrobes, upvc double glazed window and radiator.

En-Suite Bathroom

White low flush wc and a wash hand basin with mirror and vanity cupboards below. Shower enclosure with a mixer shower. Upvc double glazed window, radiator and an extractor unit.

Bedroom 2 10' 9" x 7' 7" (3.27m x 2.31m)

Range of built in wardrobes, upvc double glazed window and a radiator. Connecting door to the jack'n'jill en-suite.

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Jack'n'Jill Ensuite

White two piece suite comprising of a low flush wc and a pedestal wash hand basin. Shower enclosure with a mixer shower, extractor unit, radiator and a upvc double glazed window. Connecting door to bedroom 3.

Bedroom 3 9' 9" x 9' 0" (2.97m x 2.74m)

Range of built in wardrobes, upvc double glazed window and radiator.

Bedroom 4 10' 4" x 8' 5" (3.15m x 2.56m)

Upvc double glazed window and a radiator.

Family Bathroom

White three piece suite comprising of a low flush wc with a hidden cistern, wash hand basin with vanity cupboards below and a panel bath. Radiator, upvc double glazed window and an extractor unit.

Externally

Driveway

Three/four car tarmac laid driveway which provides plenty of off road parking and gives access to the single integral garage.

Single Integral Garage

Up and over door, power/electric light and a wall mounted gas central heating boiler.

Gardens

A side gate gives access to the enclosed rear garden which offers a low maintenance option with a recently laid full depth porcelain tiled patio, lawn area and borders.

Council Tax Band

Council tax band:- E

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.



Energy rating and score

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

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

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.