



37 Whaddon Chase
Guisborough, TS14 7NQ

£238,500

Energy Rating :



37 Whaddon Chase

DESCRIPTION

With views towards the hills and Highcliffe in an area where property rarely become available for sale, we are delighted to offer to the market a quite exceptional Three Bedroom Semi-Detached Family Home dating back to the early 1970's literally on the south eastern edge of the town to the west of Westgate and close to open countryside.

One of the highlights of this light and airy home is the 70' deep enclosed rear garden, landscaped and beautifully stocked with an extensive lawn, patio and seating areas, it is a wonderful space to enjoy and affords a good degree of privacy. The immaculately presented interior boasts a gas central heating system complimented by uPVC double glazing, cavity wall & loft insulation, a welcoming bow windowed lounge that opens to a dining room, a conservatory with a stargazing lantern roof, a smart kitchen with a host of appliances, a contemporary styled shower room/w.c and three bedrooms. Driveway parking provides space for two cars.

Belmont Primary school is close by as are bus services, Guisborough Rugby Club and country walks whilst the town centre lies within a mile away.

Coastal areas and the glorious countryside of the North Yorkshire Moors are also within easy reach. All in all, a super home in a lovely location that is move-in ready with beautifully tended gardens that are a credit to the present owners. Interest is expected to be high so please call us now for a viewing.

ACCOMMODATION

Ground Floor

Hall

Composite entrance door with an adjacent full height uPVC double glazed window. Radiator. Staircase off to the first floor.

Lounge 12' 11" x 12' 10" (3.93m x 3.91m)

Deep uPVC double glazed bow window, modern fire surround with marble inset and hearth and a coal effect electric fire, radiator. Arch to:

Dining Room 9' 0" x 8' 1" (2.75m x 2.47m)

Radiator. Connecting door to the kitchen. uPVC double opening doors to:

Conservatory 9' 8" x 8' 4" (2.94m x 2.55m)

uPVC double glazed windows and double opening doors to the rear garden and a stargazing lantern roof

Smart Fitted Kitchen 10' 3" x 7' 7" (3.12m x 2.31m)

Modern range of wall and base units with cupboards and drawers, display cabinet, wood effect worktops, built-in gas hob and a fan assisted electric oven with a concealed extractor hood over, white single drainer and unit/mixer tap, integrated under counter refrigerator, integrated under counter freezer, understairs cupboard with plumbing for an automatic washing machine, radiator, uPVC double glazed rear aspect window with views over the garden, uPVC double glazed side access door.

First Floor

Landing

Hill views from the uPVC double glazed window, coved ceiling, cupboard housing the wall mounted Baxi gas combination boiler, retractable ladder gives access to the insulated and partially boarded loft space.

Bedroom 1 12' 4" x 9' 5" (3.76m x 2.86m)

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Views of the hills and Highcliffe from the uPVC double glazed front aspect window, radiator, built-in double wardrobe with sliding mirror doors.

Bedroom 2 9' 8" x 9' 5" (2.94m x 2.87m)

uPVC double glazed window with views towards the hills and forest. Radiator.

Bedroom 3 8' 11" x 6' 9" (2.73m x 2.06m) - max

Lovely views from the front aspect uPVC double glazed window. Deep over stair storage cupboard.

Contemporary Styled Shower Room/W.C

White low flush w.c and wash hand basin with a vanity cupboard below. Quad style shower cubicle with a mixer shower. Extractor unit, chrome effect heated towel radiator, uPVC double glazed window, tiled floor and fully tiled walls.

OUTSIDE

Parking

Two car driveway to the side of the property provides the off road parking.

Gardens

There is an open plan lawned front garden with stocked borders. A gated side entrance gives access to the fabulous 70' deep rear garden that is beautifully landscaped and lovingly tended by the present owners, it really is a total credit to them and must be viewed to be fully appreciated. It is a great space to enjoy and entertain with extensive lawn, patio, seating areas, an abundance of flowering plants, shrubs and perennials. It is fully enclosed, enjoys a good degree of privacy with views of the hills beyond.

Council Tax Band

Council tax band:- C

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

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.