



31 Canterbury Road
Brotton, TS12 2XG

£180,000

Energy Rating : C



31 Canterbury Road

Description

Situated towards the outskirts at the top end of the village with sea views in the distance from the upper front elevation, this excellent Three Bedroom Semi-Detached Family Home only truly reveals itself upon inspection as the accommodation has been substantially extended on the ground floor to create a luxurious fitted dining kitchen/family room - the heart of the home and a wonderful space to enjoy and socialise as bi-fold doors open directly onto the enclosed sunny rear garden which is not directly overlooked. The property has been substantially upgraded by the present owners to a high standard with further notable features to include a gas central heating (new combi boiler fitted in 2021 and Hive controlled), uPVC double glazing, a new composite entrance door, a welcoming lounge with a multi-fuel burning stove, a useful ground floor store room with a separate w.c., three bedrooms and a contemporary styled bathroom with a separate shower. Outside there is a two car driveway, a secure single garage with an electric roller shutter door, a soon to be completed covered storage at the side of the house and an enclosed rear garden which includes an Indian sandstone patio and log store. The location is well placed for access to Badger Hill Primary School, lovely country walks, playing fields, bus services, a dining pub, local shopping facilities and Hunley Hall Golf Club. Coastal areas and the North Yorkshire Moors are both within easy reach. This outstanding family home is in 'ready to move into' condition and most definitely merits your time for an early viewing.

Accommodation

Porch Entrance 7' 10" x 3' 2" (2.38m x 0.97m)

Composite entrance door (new in 2023). Upvc double glazed window. Connecting door to the lounge.

Lounge 15' 1" x 11' 2" (4.61m x 3.41m)

Front aspect upvc double glazed window, radiator, attractive brick fireplace with a brick back and stone hearth incorporating a multi-fuel stove with an oak mantle over.

Open Plan Luxuriously Fitted Kitchen Diner with Family Area 18' 2" x 18' 1" (5.54m x 5.51m)

Smart range of wall and base units with cupboards, drawers and solid wood worktops. White single drainer and unit with a mixer tap, built in gas hob and a fan assisted electric oven with a splash back and a chimney style extractor hood over. Integrated dishwasher, integrated fridge freezer, two double glazed velux skylight windows, two radiators and upvc double glazed bi-fold doors with integrated blinds which give direct access to the enclosed rear garden bringing the outside in. Connecting door to a storage room.

Storage Room 8' 9" x 2' 10" (2.66m x 0.86m)

Double full height storage cupboard. Connecting door to the separate wc.

Separate WC

White low flush wc and a wash hand basin with vanity cupboards below. Extractor unit and a radiator.

First Floor

Landing

Access to the loft space. Upvc double glazed window.

Bedroom 1 10' 8" x 11' 10" (3.25m x 3.6m)

Front aspect upvc double glazed window with sea views in the distance. Double radiator and coved ceiling.

Bedroom 2 11' 7" x 10' 11" (3.52m x 3.32m)

Rear aspect upvc double glazed window and double radiator.

Bedroom 3 8' 6" x 8' 8" (2.58m x 2.65m)

Distant sea views from the front aspect upvc double glazed window. Radiator.

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Family Bathroom 8' 4" x 8' 3" (2.53m x 2.52m)

Contemporary styled suite comprising of a white low flush wc, wash hand basin with vanity cupboards below and a deep tub bath with a side waterfall tap attachment. Double sized quad shower enclosure with a mixer shower plus an additional drench shower head. Walls are part PVC panelled and coved ceiling.

Externally

Driveway

Block paved driveway provides off road parking for two cars and gives access to the single garage.

Single Garage

Power/electric lights, plumbing for a washing machine, electric roller shutter door and a wall mounted gas combination boiler, (new in 2021 and is Hive controlled).

Gardens

A gated side entrance with a cold water tap is in the process of being covered to provide a storage area and will be completed. The well laid out rear garden offers a low maintenance option and a degree of privacy as it is not overlooked and incorporates an Indian sandstone patio and seating area. Lawn, raised floral beds, pathways, two covered electrical sockets, cold water tap and is arranged over two levels.

Council Tax Band

Council tax band:- B

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

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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

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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.