



27 Goathland Grove
Guisborough, TS14 8LH

£340,000

Energy Rating : D



27 Goathland Grove

Description

Nestling in an idyllic location with a south facing rear garden backing onto Guisborough Forest, we present to the market a Four Bedroom Detached Family Home situated in a quiet cul-de-sac within the highly popular 'Kemplah Park' area of the town where property so very rarely becomes available and a haven for dog walkers, runners and cyclists. Beautifully presented throughout, the accommodation features a gas central heating (the Worcester combi boiler is still under warranty), uPVC double glazing, a boarded loft space, a welcoming lounge with patio doors to the conservatory, a ground floor cloakroom/w.c., a modern breakfast kitchen with a host of integrated appliances and a modern first floor shower room. Outside there is a concrete imprint driveway which provides plenty of off road parking and a single garage with a roller door and a courtesy door into the main house. double width driveway that provides ample off road parking. Established gardens are to the front and rear, the rear enjoying breathtaking views of the forest. This delightful position is situated to the southern perimeter of Kemplah Park with the town centre, good schooling, the North Yorkshire Moors National Park and the business areas of Teesside within commuting distance. Viewing is essential to fully appreciate the location and the space on offer.

Accommodation

Porch Entrance

Hallway

Cloaks cupboard, understairs cupboard, radiator, coved ceiling, staircase off to the first floor. Double glazed doors to:-

Lounge 22' 10" x 12' 1" (6.95m x 3.69m)

Coved ceiling, upvc double glazed window and radiator. Upvc double glazed sliding patio doors give access to :-

Conservatory 8' 10" x 8' 2" (2.7m x 2.48m)

Double doors out to the rear garden. Tiled floor.

Kitchen 18' 4" x 8' 7" (5.58m x 2.61m)

Range of wall and base units with cupboards, drawers, marble effect worktops and breakfast bar. Double sized display cabinet, one and a half inset stainless steel drainer and unit with mixer tap. Built in induction hob, built in fan assisted double oven, chrome splashback and a chimney style extractor hood over. Integrated dishwasher, integrated washing machine, space for a fridge freezer, single and double radiator. Two upvc double glazed rear aspect windows and a upvc double glazed access door. Connecting door to:-

Inner Lobby

Door to separate wc. Two metre cupboards. Personal door to the integral garage.

Separate WC

White low flush wc, wash hand basin, tiled walls and an extractor unit.

First Floor

Landing

Access to the loft space. Cupboard housing the wall mounted Worcester gas combination boiler, (still under warranty).

Bedroom 1 13' 2" x 10' 1" (4.01m x 3.07m)

Upvc double glazed window and radiator.

Bedroom 2 10' 1" x 19' 5" (3.07m x 5.93m)

Dual aspect window the rear window having beautiful views towards the hills. Radiator.

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Bedroom 3 10' 0" x 10' 1" (3.06m x 3.07m)

Stunning views from the upvc double glazed window. Radiator.

Bedroom 4 8' 7" x 8' 4" (2.61m x 2.55m)

Please note these measurements include the stairwell. Upvc double glazed window and radiator.

Bathroom

White suite comprising of a low flush wc with a hidden cistern, wash hand basin with vanity cupboards below. Full length shower enclosure with an additional drench shower head, chrome effect heated towel radiator, upvc double glazed window, PVC panelled walls and ceiling and a non slip floor.

Externally

The property occupies a lovely position within this highly sought after cul-de-sac.

Driveway

Provides off road parking for two cars.

Integral Garage 7' 4" x 17' 1" (2.23m x 5.21m)

Roller door, power/electric light and a personal door into the main house.

Mature Gardens

There are mature gardens to the front and rear. The front garden with established shrubs and borders. A gated side entrance gives access to the fenced and enclosed rear garden which occupies a south facing position and incorporates a lawn, shed, hedging, patio, rhubarb plant, blackcurrant bushes, herb garden, compost hot box and an abundance of flowering plants. This is a wonderful space for a family to enjoy with its sunny position and views towards the forest.

Council Tax Band

Council tax band:- D

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



Energy rating and score

This property's energy rating is D. 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.