



5 Duhallow Close
Guisborough, TS14 7PF

£289,995

Energy Rating :



5 Duhallow Close

DESCRIPTION

Pleasantly situated in a quiet cul-de-sac, an exceptional Three Bedroom Link Detached Family Home which has been extended at ground floor level to provide a fabulous garden room with a roof lantern.

This warm and welcoming home is immaculately presented and beautifully styled with accommodation much larger than first impressions would have you believe and in our opinion, is one of the best of its type available in the current market. Notable features include a gas central heating system (the Worcester Bosch combi boiler is still under warranty), uPVC double glazing, a bow fronted lounge which opens to a dining room with garden access, a ground floor cloakroom/w.c., a smart well equipped kitchen with a host of appliances which in turn opens to an extension of the kitchen and the garden room, three double bedrooms (two of which have a comprehensive range of fitted furniture) and a contemporary styled bathroom with a separate shower.

The sellers also advise us of a negative shale test. Great care has also been taken outside with attractive low maintenance gardens, the south facing rear is delightful with seating areas whilst a range of acers and other planting gives colour all year round, it is a wonderful space to relax and enjoy.

There is a three car driveway providing plenty of off road parking and an attached garage with an electric door. Duhallow Close has the benefit of being close to Highcliffe Primary School, neighbourhood shopping facilities and bus services on Enfield Chase whilst the historic market town lies within a mile away.

Guisborough is well placed for access to the coast and the North Yorkshire Moors National Park.

This really is a super family home that is ready to move into and enjoy straight away, there is no onward chain with immediate vacant possession upon completion. Some furniture may be available by separate negotiation - please ask for details. Call us now to arrange your viewing on a home that is sure to impress.

ACCOMMODATION

Ground Floor

Porch Entrance 4' 11" x 4' 7" (1.50m x 1.40m)

uPVC double glazed entrance door with a feature pane. Two corner uPVC double glazed windows. Attractive tiled floor.

Hallway

Radiator, dado rail, coved ceiling, understairs cupboard, high quality flooring. Staircase off to the first floor.

Cloakroom/W.C

Flooring continues from the hallway. White suite comprises of a low flush w.c and a wash hand basin. Tiled walls.

Lounge 15' 2" x 11' 9" (4.62m x 3.58m)

Front aspect uPVC double glazed bow window. Moulded coved ceiling. Attractive marble fireplace incorporates a visually appealing log and pebble effect electric fire (remote control). Opens to:

Dining Room 10' 6" x 9' 0" (3.20m x 2.74m)

uPVC double glazed doors giving direct access to the rear garden. Radiator, moulded coved ceiling.

Quality Fitted Kitchen 9' 8" x 9' 3" (2.94m x 2.82m)

Comprehensive range of wall and base units with cupboards and drawers, laminate effect worktops, skirting radiator, elegant multi-fuel range cooker by LOFRA with a double width chrome and glass extractor hood over, one and a half in set stainless steel drain and unit with mixer tap, tiled walls, integrated dishwasher, views over the south facing garden from the uPVC double glazed window. Opens to:

Extension Of The Kitchen Leading To The Garden Room 27' 2" x 10' 9" max (8.27m x 3.27m)

In the kitchen area, a range of matching wall and base units with laminate effect worktops, plumbing for an automatic washing machine, space for an American style fridge/freezer and high quality flooring in the whole space. The beautiful garden room has two uPVC double glazed windows and double opening doors to the garden - all with 'perfect fit' blinds. There is also a roof lantern attracting natural light and a contemporary styled vertical radiator. In the corner of the room and a lovely focal point, is a log effect electric stove set on a marble plinth.

First Floor

Landing

A pull down ladder gives access to the boarded and insulated loft space with a light. uPVC double glazed window. Coved ceiling and dado rail.

Bedroom 1 13' 9" x 8' 2" (4.19m x 2.49m)

All thoughtfully done providing excellent storage space, a comprehensive range of fitted wardrobes with cupboards, drawers, bedside tables, open display shelving and headboard - all matching. Coved ceiling, front aspect uPVC double glazed window and radiator.

Bedroom 2 10' 4" max x 9' 11" to robe front (3.15m x 3.02m)

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Another quality range of fitted wardrobes with a dressing table, drawers, mirror, overhead cupboards and open display shelving. Radiator. Lovely south facing views of the hills in the distance from the uPVC double glazed window. Coved ceiling, built-in cupboard with hanging rails.

Bedroom 3 9' 11" x 7' 11" max (3.02m x 2.41m)

Front aspect uPVC double glazed window, radiator, deep over stair storage cupboard.

Luxurious Bathroom 8' 3" x 6' 7" (2.51m x 2.01m)

Contemporary in style with a white low flush w.c with a hidden cistern, wash hand basin in a vanity stand and a deep tub bath. Quad shower enclosure with a mixer shower and an additional drench shower head. Wall mounted heated towel radiator, pvc panelled walls, uPVC double glazed window with obscure glass, alcove with a mirror and LED downlighting.

OUTSIDE

Drive

A block paved driveway provides plenty of off road parking for three cars and gives access to:

Attached Single Garage

Electric door, power/lights, rear uPVC double glazed access door, wall mounted Worcester Bosch gas combination boiler (still under warranty).

Delightful Gardens

To the front and rear, they are beautifully stocked providing colour all year round with shrubs, conifers, acers and rockeries and all low maintenance. The south facing rear enjoys views towards the hills and also incorporates two decked areas, a patio, an area of artificial turf, log store to utilise as required, a useful shed with electrics, external lighting, cold water tap and a covered double electric socket. This really is a lovely space to relax and enjoy and being fully enclosed, both child and pet friendly. Please note the fascias and soffits are all in pvc.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

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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.