



2 Byron Court
Brotton, TS12 2FQ

£335,000

Energy Rating : B



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DESCRIPTION

Only by stepping inside does this exceptional house truly reveal itself - we are delighted to present to the market an extended Four Bedroom Detached Family Home that offers spacious and versatile accommodation with the added benefit of a south facing rear garden with a garden room. Internally, the heart of the home is a wonderful and luxurious fitted kitchen with dining and family space which leads onto a garden room - a great place to socialise and relax in. Other notable features include a welcoming lounge, a study and ground floor cloakroom/w.c whilst the first floor offers an en-suite master bedroom with a further three double bedrooms served by a family bathroom with an over bath electric shower. Gas central heating is complimented by UPVC double glazing and 16 solar panels to aid energy efficiency. Please note that the windows, french doors and the high quality kitchen were fitted in 2022. Outside there is a full width concrete imprint driveway that provides plenty of off road parking for up to three cars and the sunny enclosed rear garden is a great space to enjoy and is child and pet friendly. The property is within close walking distance of a The Queens Arms - a popular restaurant pub, Hunley Hall Golf Club, Brotton Bowls Club, playing fields and lovely coastal and country walks along the Heritage Coast. The North Yorkshire Moors and coastal areas are also close by. This outstanding family home is not one to miss so please call us now to arrange your viewing.

ACCOMMODATION

Hallway

Composite entrance door and radiator.

Lounge 15' 10" x 11' 10" (4.83m x 3.6m)

Front aspect uPVC double glazed bay window and two double radiators. Feature fireplace with a marble inset and hearth incorporating a coal effect living flame gas fire. Coved ceiling. Double doors to the kitchen with family area.

Luxurious Breakfast Kitchen With Family Area 10' 0" x 25' 0" (3.05m x 7.62m)

Comprehensive range of high quality concrete oak high gloss wall and base units with cupboards and drawers with solid granite worktops which extend to a breakfast bar. Built in dishwasher, integrated under counter fridge and an integrated wine rack, built in induction hob and a built in eye level fan assisted electric oven. Two contemporary styled column radiators, coloured single drainer and unit with mixer tap by Quartz. Karndean flooring, uPVC double glazed inner window to the extension plus an additional side aspect uPVC double glazed window. Courtesy door into the garage. Doors to:

Rear Extension Sun/Family Room 10' 11" x 18' 7" (3.34m x 5.67m)

Two double glazed velux roof windows, side aspect uPVC double glazed window, rear aspect uPVC double glazed window and double french doors out to the garden. Two radiators. Connecting door to:

Inner Lobby

Connecting doors to the study and cloakroom/w.c. Access to small loft space.

Study/Office 7' 10" x 6' 3" (2.38m x 1.91m)

Rear aspect uPVC double glazed window and radiator.

Cloakroom/W.C

White wash hand basin and Macerator w.c. Radiator and extractor unit.

First Floor

Landing

Loft access. Airing cupboard.

Bedroom 1 11' 10" x 10' 3" (3.61m x 3.13m)

uPVC double glazed bay window, two sets of double built in wardrobes and radiator.

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En-Suite

White two piece suite comprising of a low flush w.c and a wash hand basin. PVC panelled shower enclosure with a thermostatic shower, uPVC double glazed window and a chrome effect heated towel radiator.

Bedroom 2 10' 9" x 8' 10" (3.27m x 2.7m)

uPVC double glazed window, radiator and a range of fitted wardrobes.

Bedroom 3 8' 10" x 8' 8" (2.68m x 2.65m)

Built in double wardrobe, uPVC double glazed window affording fabulous views. Radiator.

Bedroom 4 8' 10" x 8' 7" (2.7m x 2.61m)

Fabulous views towards the hills and the bowling green from the uPVC double glazed window. Range of fitted wardrobes with overbed cupboards (space for a 4ft double divan). Radiator.

Bathroom

Contemporary in style with a white suite comprising of a low flush w.c, panel bath with an electric shower over with a folding screen and a shaped wash hand basin. Mirror and light, uPVC double glazed window, part multi panel shower walls and a chrome effect heated towel radiator.

OUTSIDE

Driveway

Concrete imprint driveway runs the full width of the property and offers off road parking for 3 cars.

Integral Garage 18' 0" x 8' 6" (5.48m x 2.59m)

Plumbing for a washing machine, wall mounted gas central heating boiler, electric roller door, range of units. Radiator, worktop and a personal door into the kitchen.

Rear Garden

A gated side entrance gives access to the enclosed and good sized rear garden which enjoys a south facing position, is not directly overlooked and offers a good degree of privacy. This area is a lovely space to enjoy and incorporates a full width patio, a second patio/seating area, established planting with shrubs, bushes and hedging and there is space for a hot tub. One feature of the garden is the addition of a GARDEN ROOM which measures 5.72 metres x 5.20 meters and incorporates power/electric lights and a great deal of versatility and could be utilised as a games room or a gym - the choice would be yours.

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 B. 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.