



30 Providence Drive
Guisborough, TS14 7NP

£220,000

Energy Rating : B



30 Providence Drive

DESCRIPTION

A quite fabulous corner sited Three Bedroom Semi-Detached House built by Bellway Homes with the benefit of the remainder of an initial 10 year N.H.B.C warranty for peace of mind. An outstanding feature are the south facing views from the front towards the hills, Highcliffe and the Cleveland Way. Incredibly stylish and meticulously maintained throughout, benefits include a ground floor cloakroom/w.c., a welcoming lounge with double doors leading to a dining room featuring a corner windowed bay and french door to the garden, a high quality & well equipped kitchen with a host of appliances, an en-suite master bedroom and a modern white bathroom which serves the remaining two bedrooms. Externally there is a driveway accessed from the side which leads to a detached garage (being one of two and on the right hand side) and well tended gardens, the rear is mainly laid to lawn, enclosed and child and pet friendly. Situated in a small private development off Enfield Chase, the location is within easy reach of woodland and hill walks, good schooling, a wide range of shopping facilities and the town centre. In our opinion, this is one of the best properties of its type available and viewing is essential to appreciate the quality of the accommodation on offer.

Accommodation

Hallway 11' 4" x 5' 6" (3.45m x 1.67m)

Composite entrance door, radiator and an understairs cupboard.

Cloakroom/WC 4' 1" x 2' 10" (1.24m x 0.86m)

White suite comprising of a low flush wc with a hidden cistern and a pedestal wash hand basin. Upvc double glazed window and radiator.

Lounge 14' 10" x 11' 0" (4.52m x 3.36m)

Upvc double glazed window and double radiator. Double doors to:-

Dining Room 10' 10" x 10' 0" (3.29m x 3.06m)

Double radiator, upvc double glazed french windows with an access door and corner window.

Smart Kitchen 10' 6" x 8' 4" (3.19m x 2.53m)

High quality range of wall and base units with cupboards, drawers and laminate effect worktops. One and a half inset stainless steel drainer and unit with mixer tap, views over the garden from the upvc double glazed window. Built in gas hob and fan assisted electric oven with a chrome splashback and a chimney style extractor hood over. Integrated dishwasher, integrated fridge freezer and an integrated washing machine. Radiator, skirting radiator and an opening to the dining room.

First Floor

Landing

Access to the loft space. Upvc double glazed window.

Bedroom 1 12' 6" x 11' 0" (3.80m x 3.35m)

Upvc double glazed window and radiator.

En-Suite 8' 3" x 4' 10" (2.52m x 1.48m)

White suite comprising of a low flush wc and a pedestal wash hand basin. Full length shower enclosure with a mixer shower. Extractor unit, part tiled walls and a radiator,

Bedroom 2 10' 6" x 8' 6" (3.21m x 2.59m)

Upvc double glazed window and radiator.

Bedroom 3 11' 5" x 7' 1" (3.48m x 2.16m)

Lovely views towards the hills and Highcliffe from the upvc double glazed window. Radiator.

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Bathroom 8' 5" x 4' 9" (2.57m x 1.46m)

White suite comprising of a low flush wc and a pedestal wash hand basin. Panel bath. Extractor unit, radiator and a upvc double glazed window.

Outside

The property occupies a corner site and enjoys a south facing aspect from the front.

Parking

A driveway accessed from the side/rear of the property. Provides off road parking and gives access to the detached garage.

Detached Garage

This is situated in a block of two and is the one on the righthand side. Up and over door.

Gardens

There are well tended gardens to three sides, the front is set behind a beech hedge offering privacy with pathway and lawn. A side gate gives access to the enclosed rear garden which is well tended and laid out with an extensive lawn and borders there is also a patio area.

Council Tax Band

Council tax band:- D

Energy Performance Certificate

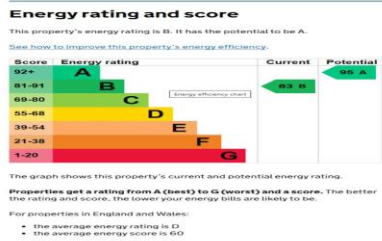
A full Energy Performance Certificate is available upon request.

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.



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.