



27 Hunters Hill Close, Guisborough, TS14 7FH
£375,000

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this high specification re modelled detached house located on a popular development with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2020 the property still benefits from 4 years remaining of its New Home Structural Warranty.

The property benefits from Hive controlled central heating and PVCu double glazing. There is a modern kitchen with integrated appliances plus contemporary bathroom, 2 en suites and WC. Items of particular note include bi fold and French doors to the rear, media wall to the lounge, fitted wardrobes to bedroom 1, oak veneer internal doors plus an alarm. An item of further note is the conversion of the garage to a further double bedroom and wet room. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, living dining kitchen, utility room, WC, double bedroom and wet room. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing. There is a loft with ladder access.

The property is located in a popular position with open aspect to the rear. There is a double driveway. There are well presented gardens with patio and lawns.

Tenure - Freehold
Estate Management Fee - £100 pa
Council tax - Band E

The property comprises.

GROUND FLOOR

Entrance Hall

Having entrance mat well and LVT flooring.

Lounge 13'11"(max) x 10'0"(max) (4.25m(max) x 3.05m(max))

Having a media wall, carpets and blinds.

Living Dining Kitchen 27'1"(max) x 24'10"(max) (8.26m(max) x 7.57m(max))

Having a comprehensive range of contemporary wall and base units with complimenting laminate worktops, upstands, glass splash back and tiling plus breakfast bar with breakfast bar. Integrated oven, microwave, warming drawer, hob, hood, fridge freezer and dishwasher. With bi fold doors plus French doors, recessed spot lights, LVT flooring, blinds plus access to store.

Utility Room 6'6" x 4'5" (2.00m x 1.36m)

With modern units, laminate worktops and LVT flooring.

WC 5'10" x 5'1" (1.78m x 1.56m)

Having contemporary white sanitary ware, tiling and LVT flooring.

Bedroom 5 13'4" x 9'8" (4.07m x 2.96m)

With recessed spot lights, carpets and blinds.

En Suite Wet Room 7'8" x 5'8" (2.34m x 1.73m)

Having modern sanitary ware with vanity basin, wall boards, ladder radiator and recessed spot lights.

FIRST FLOOR

Landing

With fitted carpets. Access to store.

Bedroom 1 13'0"(max) x 12'2"(max) (3.97m(max) x 3.71m(max))

With fitted wardrobes, carpets and blinds.

En Suite 7'8" x 4'5" (2.35m x 1.37m)

Having contemporary white sanitary ware, vanity basin, recessed spot lights, chrome ladder radiator and tiling.

Bedroom 2 14'5" x 9'0" (4.40m x 2.76m)

With carpets and blinds.

Bedroom 3 11'5"(max) x 10'1"(max) (3.49m(max) x 3.09m(max))

With carpets and blinds.

Bedroom 4 12'5"(max) x 9'1"(max) (3.80m(max) x 2.77m(max))

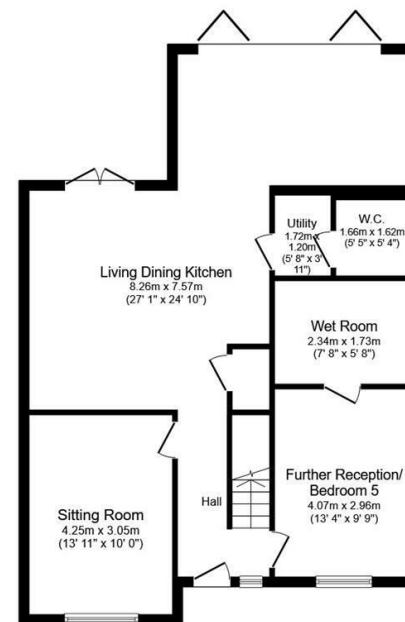
With carpets and blinds.

Bathroom 6'10" x 5'6" (2.10m x 1.70m)

Having contemporary white sanitary ware with shower and screen to bath, vanity basin, chrome ladder radiator, recessed spot lights, tiling and fitted flooring.

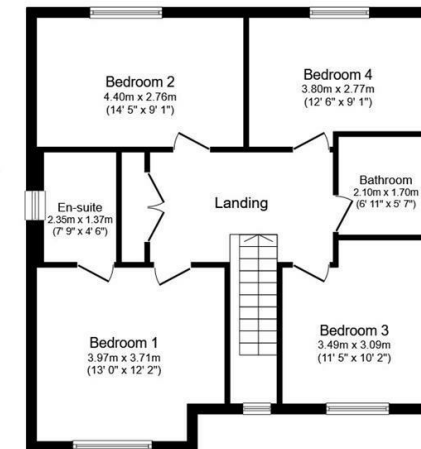
EXTERNAL

The property is located in a popular position with open aspect to the rear. There is a double driveway. There are well presented gardens with patio and lawns.



Ground Floor

Floor area 84.1 sq.m. (906 sq.ft.)



First Floor

Floor area 70.4 sq.m. (758 sq.ft.)

Total floor area: 154.5 sq.m. (1,663 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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