



39 Brambling Drive, Guisborough, TS14 8LY
£229,995

We are delighted to offer for sale this modern and upgraded semi detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools. Having been built in 2021 the property still benefits from 5 years remaining on its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus a contemporary bathroom, en suite and WC. Items of note include the feature media wall with remote control electric fire to the lounge, French doors to the rear plus wardrobes to 2 bedrooms. 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, dining kitchen and WC. There are 3 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 benefits from impressive upgraded low maintenance gardens with patio, artificial turf, raised beds plus external tap. There is driveway parking leading to a detached brick garage with further personnel door.

Tenure - Freehold
Estate Management Fee - £130 pa
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring. Access to store.

Lounge 13'11" (max) x 12'1" (max) (4.26m (max) x 3.69m (max))

Having a media wall with remote control electric fire plus laminate flooring and blind.

Dining Kitchen 15'6" x 9'4" (4.74m x 2.85m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With double oven, hob, hood, fridge freezer, dishwasher and washing machine plus 1.5 sink and mixer tap. French doors to rear plus recessed spot lights, luxury flooring and blind.

WC 6'0" x 3'4" (1.83m x 1.04m)

Having contemporary white sanitary ware with tiling and luxury flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'1" (max) x 11'2" (max) (3.70m (max) x 3.42m (max))

With wardrobes, carpets and curtains.

En Suite 5'6" x 5'5" (1.70m x 1.67m)

Having contemporary white sanitary ware with tiling, chrome ladder radiator and vinyl flooring.

Bedroom 2 10'10" x 8'9" (3.31m x 2.67m)

With carpets and blinds

Bedroom 3 11'7" (max) x 6'7" (max) (3.55m (max) x 2.02m (max))

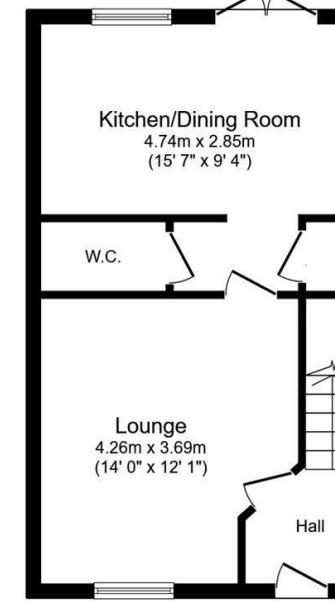
Currently used as a dressing room with wardrobes, carpets and blinds.

Bathroom 6'7" x 5'5" (2.01m x 1.67m)

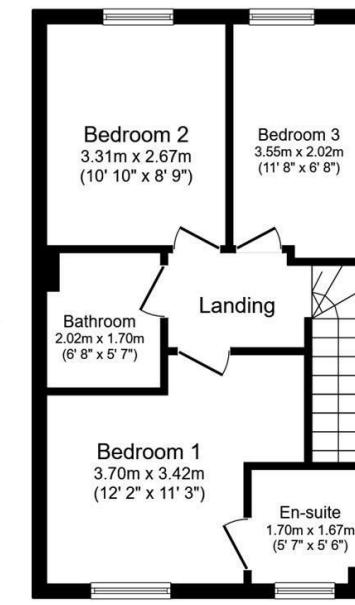
Having contemporary white sanitary ware with shower and screen to bath, vanity with quartz worktop, ladder radiator, recessed spot lights, tiling and floor tiling.

EXTERNAL

The property benefits from impressive upgraded low maintenance gardens with patio, artificial turf, raised beds plus external tap. There is driveway parking leading to a detached brick garage with further personnel door.



Ground Floor
Floor area 39.6 sq.m. (426 sq.ft.)



First Floor
Floor area 39.5 sq.m. (425 sq.ft.)

Total floor area: 79.1 sq.m. (851 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