





16 Morton Close, Guisborough, North Yorkshire, TS14 8BN

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The Property Ombudsman

Asking Price: £385,000
Freehold

Reeds Rains







Constructed by the highly regarded local builder Cubit in the early 1960s, this impressive detached residence offers a wealth of space, flexibility and charm — perfectly suited to a wide range of buyers.

Tucked away in a quiet, little known cul-de-sac off Thames Avenue, the home enjoys an unusually large plot within one of the area's most established and sought after residential neighbourhoods. Peaceful yet wonderfully convenient, it's a location that truly enhances the appeal of this unique property.

The accommodation is both spacious and versatile, with a layout that can easily adapt to your needs — whether you prefer four comfortable bedrooms or three reception rooms spread over two floors. A standout feature is the superbly refurbished dining kitchen: a bright, modern space designed for everyday family living and entertaining.

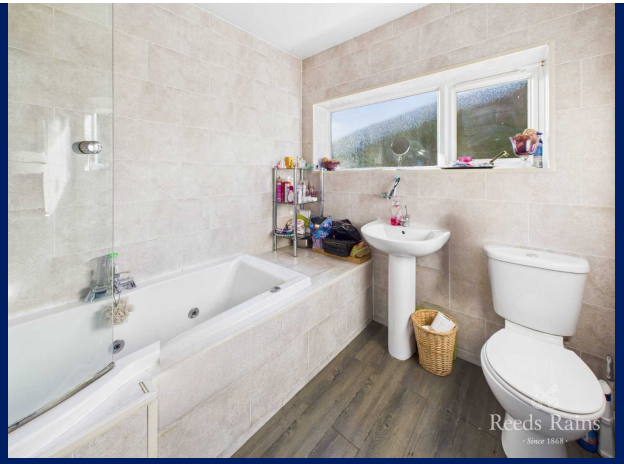
The master bedroom benefits from its own ensuite shower room, which the current owners have begun updating. While the works remain incomplete, it presents an exciting opportunity for the next owner to finish the space to their own style and specification.

Outside, the property really comes into its own. The large, south facing rear garden is an exceptional feature — beautifully private, wonderfully sunny and extending far beyond what you might expect. It offers open views towards the picturesque Guisborough hills, creating a truly delightful backdrop.

Morton Close sits within the catchment area for the well-regarded Highcliffe Primary School, with convenient neighbourhood shops on Hutton Lane just around the corner. Guisborough's historic town centre, along with its range of amenities, lies within a mile. The area is perfectly placed for reaching the coast, the North Yorkshire Moors National Park and the major employment centres of Teesside.

All in all, this is a spacious and adaptable family home, set on a superb plot in a first-class location — highly recommended for personal inspection.







- Quiet cul-de-sac location within a sought-after, long established estate
- Spacious and versatile layout with up to four bedrooms or three reception rooms
- Superb refurbished dining kitchen ideal for modern family living
- Master bedroom with ensuite (ready for completion to buyer's taste)
- Exceptional south facing rear garden with open views towards the Guisborough hills
- Within Highcliffe Primary School catchment and close to local shops and town amenities

ADDITIONAL INFORMATION

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band - E

Council Tax Estimate £2,963

Mains Utilities - Gas Central Heating Boiler

Double Glazing Throughout

Restrictive Covenants - Yes

Part Shared Driveway With Neighbouring Property



Internal Accommodation

Ground Floor

Hallway 4'9" x 19'6" (1.45m x 5.94m)
Living Room 11'10" x 21'11" (3.6m x 6.68m)
Dining Room 10'3" x 13'11" (3.12m x 4.24m)
Kitchen 15'10" x 11'11" (4.83m x 3.63m)
Bedroom 3 11'2" x 13'8" (3.4m x 4.17m)
Bathroom 7'10" x 7' (2.4m x 2.13m)
Rear Porch 9' x 3'7" (2.74m x 1.1m)

First Floor

Landing 6'11" x 6'5" (2.1m x 1.96m)
Bedroom 1 11'8" x 11'11" (3.56m x 3.63m)
Ensuite 6' x 7'1" (1.83m x 2.16m)
Bedroom 2 10'7" x 11'8" (3.23m x 3.56m)
Study/Dressing Room 7'1" x 6'8" (2.16m x 2.03m)

External

Front Aspect
Garage 8'10" x 17'7" (2.7m x 5.36m)
Rear Garden

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

FOR MORE DETAILS CONTACT

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