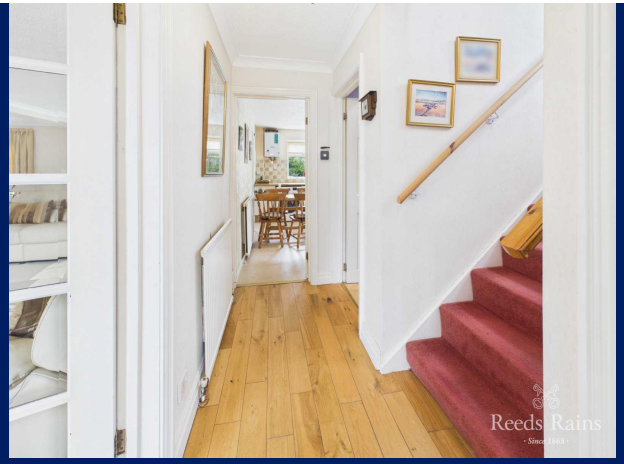






2 Rosebay Court, Guisborough, North Yorkshire, TS14 8EB

reedsrains.co.uk

Asking Price: £310,000
Freehold

The Property Ombudsman

Reeds Rains







Tucked away in a quiet cul-de-sac within the exclusive area of Hutton Meadows, a Detached House that has been considerably EXTENDED over the years and yet represents a rare opportunity to secure a substantial home with outstanding potential. It is well maintained and perfectly liveable in its current condition but offers an exciting canvas for buyers to create a truly exceptional home tailored to their own needs and lifestyle.

The expansive accommodation features a HIVE controlled gas central heating system (the boiler was replaced three years ago), uPVC double glazing, a ground floor cloakroom/w.c., two reception rooms, a conservatory, a fitted dining kitchen with a built-in oven & hob, three first floor double bedrooms (the main two with fitted wardrobes) and a modern white bathroom with jacuzzi bath and separate shower.

Set within a generous plot, the outside features a driveway providing off road paring for multiple vehicles, a double garage and established gardens with an abundance of planting, lawns, a circular patio, gravelled beds, acers, rose bushes, honeysuckle, plum tree, decking, pergola, hostas and a small ornamental pond; its a wonderful space to enjoy.







- Hutton Meadows Location
- Extended Three Double Bedroom Detached House
- Generous Plot With A Double Garage
- Two Reception Rooms
- Conservatory & Expansive Dining Kitchen
- Walking Distance Of Highly Rated Primary Schools
- Outstanding Potential On Offer
- Versatile & Flexible Living Space
- No Forward Chain
- Splendid Property Which We Highly Recommend

ADDITIONAL INFORMATION

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band - E

Flood Risk:

Rivers & Seas - Very low

Surface Water - Very low

Double Glazing Throughout

Mains Utilities - Gas Central Heating (HIVE controlled)



ACCOMMODATION

Ground Floor
Porch Entrance 11'3"x2'3" (3.43mx0.69m)
Hallway 3'4"x9'6" (1.02mx2.9m)
Cloakroom/W.C 6'10"x3'3" (2.08mx1m)
Living Room 11'6"x2'5" (3.5mx0.74m)
Dining Room 14'x7'7" (4.27mx2.3m)
Sunroom 9'9"x11'7" (2.97mx3.53m)
Fitted Dining Kitchen 10'8"x12'5" (3.25mx3.78m)

First Floor
Landing 2'9"x13'7" (0.84mx4.14m)
Bedroom 1 10'7"x12'7" (3.23mx3.84m)
Bedroom 2 11'9"x8'7" (3.58mx2.62m)
Bedroom 3 10'7"x9'7" (3.23mx2.92m)
Combined Bathroom 7'11"x7'6" (2.41mx2.29m)

EXTERNAL
Extensive Driveway
Double Garage 14'9"x17'9" (4.5mx5.4m)
Landscaped Gardens

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

10-12, Market Place, Guisborough, Cleveland, TS14 6HF

T: 01287 636474 | E: 01287 636474 | W: reedsrains.co.uk

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