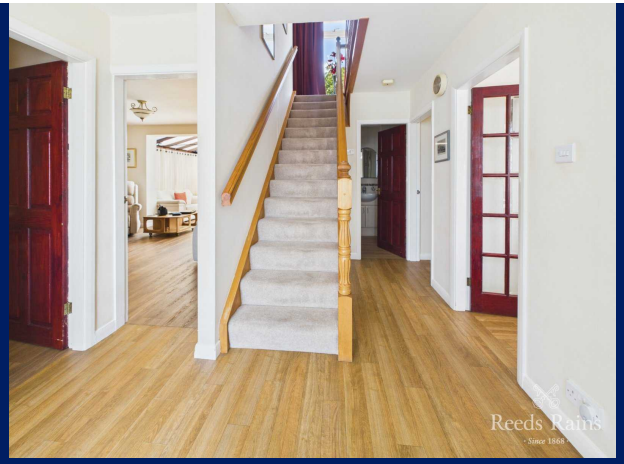






40 Mackie Drive, Guisborough, North Yorkshire, TS14 6DJ

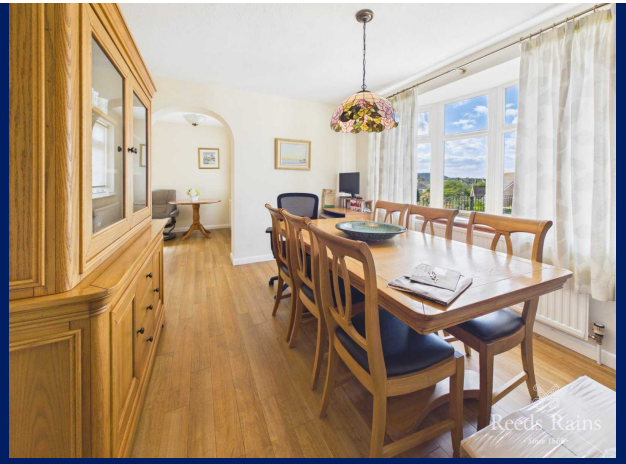
reedsrains.co.uk

The Property Ombudsman

Asking Price: £475,000
Freehold

Reeds Rains







Enjoying an elevated position to the outer perimeter of Mackie Drive with commanding views across town towards the hills and the landmark Roseberry Topping, an impressive Four Bedroom Detached Home that offers a combination of versatility, quality and character, arranged over three thoughtfully designed levels.This bespoke home of individual design features gas central heating, double glazing, a reception hallway which makes a great circulation area, a rear sitting room which opens to a glorious sun room, an 'L' shaped breakfast kitchen with a range cooker which leads to the dining room, a double bedroom (could be repurposed as another reception room if preferred) and a shower room. The current layout of the ground floor provides a valuable feature, the flexibility of single-level living when required. This arrangement would be ideal for multi-generational living, guest facilities or a home that can adapt to changing needs over timeTo the first floor there is a home office/playroom, another double bedroom served by a family bathroom and a dual aspect principle living room which benefits from access to a balcony, another exceptional space from which to appreciate the far reaching views. If desired (subject to the necessary consents), this room would make a fabulous en-suite principle bedroom with a dressing area. The floorplan is completed by a further two double bedrooms on the second floor.Making a striking impression, the property is framed by landscaped terraced gardens at the front with a composite decked area. A driveway provides off road parking and leads to an integral double garage. The beautifully tended rear garden is not overlooked and generous in size, affording a high degree of privacy, and features extensive lawns, mature planting, conifers and an abundance of flowering plants, an apple tree, multiple rose bushes, a semi-circle shaped patio, a barbeque area and multiple seating areas - it is a wonderful space for family to enjoy and is child and pet friendly.







- Commanding Elevated Site
- A Unique & Simply Superb 4 Bedroom Detached House
- Landmark Views Towards The Hills & Roseberry Topping
- Beautifully Presented Accommodation Over 3 Floors
- Sitting Room Opening To A Glorious Sun Lounge
- Stylish Fitted Kitchen & Separate Dining Room
- Two Bathrooms (Ground & First Floor)
- First Floor Lounge With Opening To A Balcony
- Integral Double Garage & Landscaped Gardens

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



ACCOMMODATION

Ground Floor

Porch Entrance 2'5"x8'10" (0.74mx2.7m)
Reception Hallway 14'1"x9'1" (4.3mx2.77m)
Rear Sitting Room 11'6"x15' (3.5mx4.57m)
Impressive Sun Lounge 9'x13'2" (2.74mx4.01m)
'L' Shaped Breakfast Kitchen 18'9"x9'2" (5.72mx2.8m)
Dining Room 10'5"x12'10" (3.18mx3.9m)
Bedroom 2 9'10"x11'11" (3mx3.63m)
Shower Room/W.C 5'6"x9'2" (1.68mx2.8m)

First Floor

Landing 10'5"x8'8" (3.18mx2.64m)
Lounge 18'10"x13'7" (5.74mx4.14m)
Home Office 8'x6'4" (2.44mx1.93m)
Bedroom 1 12'10"x9'6" (3.9mx2.9m)
Shower Room/W.C 6'9"x11'10" (2.06mx3.6m)

Second Floor

Landing 6'1"x4'5" (1.85mx1.35m)
Bedroom 3 9'10"x16'10" (3mx5.13m)
Bedroom 4 9'10"x12'9" (3mx3.89m)

EXTERNAL

Delightful Landscaped Gardens
Driveway
Double Integral Garage 17'5"x15' (5.3mx4.57m)

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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