





31 Nightingale Road, Guisborough, North Yorkshire, TS14 8HA

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The Property Ombudsman

Asking Price: £315,000
Freehold

Reeds Rains

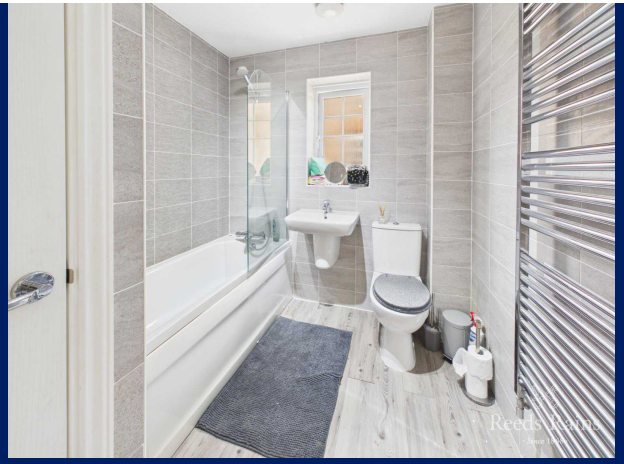






Situated within the highly popular Galley Hill Estate on the outskirts of Guisborough, a Taylor Wimpey built Four Bedroom Detached Home offering excellent sized accommodation ideal for a family.
Internally the property comprises of an entrance hall with cloakroom/WC and useful understairs storage area, large sitting room with feature bay window overlooking the front garden, superb living/dining/kitchen - the kitchen area is fitted with a range of integrated appliances, the living/dining area provides ample room for dining table and sofa with french doors opening into the garden. To the first floor there are four good sized bedrooms (ensuite shower room to the master bedroom) and a modern white fully tiled bathroom with a shower that serves the remaining three bedrooms.
Set back from the road on a generous plot there is a large enclosed rear garden, a double drive providing off road parking and integral garage.
Situated on Nightingale Road opposite the children's play area and green so great if you have young children also with the popular Primary Schools of St Paulinus and Galley Hill within walking distance, Guisborough Forest Walkway is also close at hand which is ideal for dog walking, entertaining the kids and excellent for mountain biking.







- Taylor Wimpey Downham Design
- Popular Galley Hill Estate
- Four Sizeable Bedrooms
- Large Plot With Generous Gardens
- Spacious Kitchen/Dining/Living Area
- Separate Sitting Room
- Integral Garage And Drive
- Ensuite Shower Room And Bathroom
- South Facing Views Over The Park & Hills

ADDITIONAL INFORMATION

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band - E Council Tax Estimate £3,110

Year Built : 2016

Flood Risk:

Rivers & Seas - Very low Surface Water - Very low

Double Glazing Throughout

Mains Utilities - Gas Central Heating



ACCOMMODATION

Ground Floor

Hall
Cloakroom/W.C
Lounge 10'5" x 17'4" (3.18m x 5.28m)
Open Plan Dining/Living/Kitchen 25'11" x 9'9" (7.9m x 2.97m)

First Floor

Bedroom 1 13'11" x 10' (4.24m x 3.05m)
En-Suite
Bedroom 10'10" x 10'2" (3.3m x 3.1m)
Bedroom 10'10" x 10'2" (3.3m x 3.1m)
Bedroom 4 8'3" x 8'6" (2.51m x 2.6m)
Bathroom/W.C

External
Double Width Drive
Integral Garage
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

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