

SORRELL GROVE, GUISBOROUGH, TS14 8DP



- ▲ Detached
- ▲ Off street parking
- ▲ Sought after location
- ▲ Potential for future development
- ▲ Gardens front and rear

- ▲ Close to amenities and schools
- ▲ No chain
- ▲ Three bedrooms
- ▲ Two bathrooms

£370,000

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Situated in one of Guisborough's most sought-after residential areas, this rarely available detached home offers an exceptional opportunity for buyers seeking space, privacy, and future potential.

Externally, the property benefits from its detached position, offering added privacy along with attractive gardens and driveway parking. Importantly, there is excellent scope to extend (subject to the necessary planning permissions), presenting a fantastic opportunity to further enhance and tailor the home to suit individual needs.

Properties of this style seldom come to the market, making this an exciting and unique prospect. Beautifully presented and meticulously maintained throughout, the property is ready to move straight into, with well-proportioned accommodation that perfectly suits modern family living. The home features three generously sized bedrooms, bright and welcoming living spaces, and a thoughtfully arranged layout designed for both comfort and practicality. Every room reflects the care and attention given by the previous owners, creating a warm and inviting atmosphere throughout.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Rights of Way

Tenure - Freehold

Council Tax Band E

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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GROUND FLOOR

ENTRANCE HALL - 1.88m x 4.06m (6'2" x 13'4")

LOUNGE - 2.67m x 6.3m (8'9" x 20'8")

KITCHEN - 2.72m x 4.85m (8'11" x 15'11")

LOUNGE DINER - 3.28m x 5.74m (10'9" x 18'10")

BATHROOM - 1.85m x 1.52m (6'1" x 5')

FIRST FLOOR

LANDING - 2.74m x 2.29m (9' x 7'6")

BEDROOM ONE - 4.4m x 3.12m (14'5" x 10'3")

BEDROOM TWO - 3.66m x 3.4m (12' x 11'2")

BEDROOM THREE - 2.67m x 2.82m (8'9" x 9'3")

DRESSING ROOM - 3.35m x 1.93m (11' x 6'4")

SHOWER ROOM - 2.7m x 0.97m (8'10" x 3'2")

EXTENRAL

The property benefits from off-street parking via a block-paved driveway, alongside a neatly laid-to-lawn front garden complemented by established bushes.

To the rear, there is a well-maintained garden featuring a patio area, lawn, greenhouse, and shed. ideal for both relaxing and practical storage needs.

TENURE - FREEHOLD

COUNCIL TAX BAND E

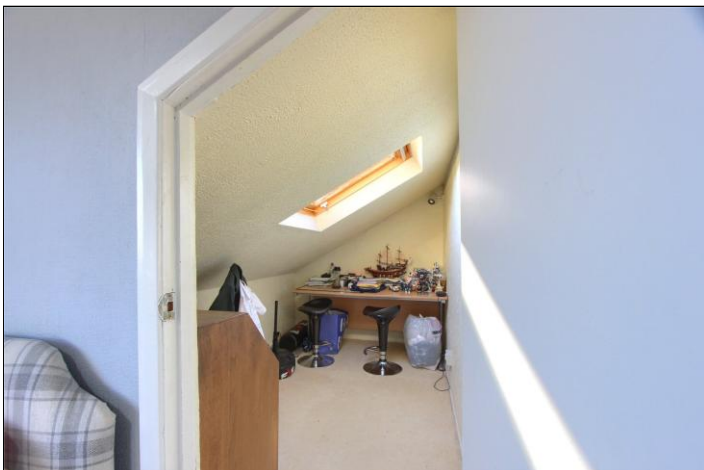
AGENTS REF: - JW/AF/RED260166/09032026

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on
Tel: **01287 552280**



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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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