

BYRON COURT, BROTTON, TS12 2FQ



- ▲ Detached Property
- ▲ Four Double Bedrooms
- ▲ Upgraded & Extended En-Suite
- ▲ Highly Sought After Residential Area
- ▲ Stunning Upgraded & Extended Property
- ▲ Immaculate Throughout
- ▲ Ground Floor WC
- ▲ Integrated Garage/Utility
- ▲ South Facing Rear Garden

Offers Over £349,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Simply bring your furniture to this immaculate family detached home. Upgraded and extended to a high standard including a granite topped Wren kitchen opening through to a sunny living/garden room. This stunning property benefits from solar panels and recent upgraded boiler and heating system and is located within the highly sought after residential area of Brotton with fantastic open views. Early serious viewing is essential to fully appreciate the condition and position of this excellent family home.

GROUND FLOOR

HALL - 1.36m x 1.11m (4'6" x 3'8")

Part glazed composite entrance door, decorative LVT style flooring, staircase to the first floor and door to the dining room.

DINING ROOM - 3.78m (12'5") reducing to 3.15m (10'4") x 4.29m (14'1") increasing to 5.00m (16'5") into the bay

A spacious bay windowed room with grey oak wide plank laminate flooring, modern style graphite radiators, UPVC window and glazed doors to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM - 7.59m x 2.97m (24'11" x 9'9")

A sleek Wren granite topped kitchen with soft closing doors, integrated electric oven and induction hob, integrated dishwasher, masses of storage, Karndean flooring flows through to the breakfast bar area and seating area, twin UPVC windows, door to the integral garage/utility and opens through to the living/garden room.

LIVING/GARDEN ROOM - 5.64m x 3.30m (18'6" x 10'10")

A stunning southerly facing light and bright room with crisp white walls and wide plank oak laminate flooring, modern style graphite radiator, twin Velux style roof windows, twin UPVC windows, newly fitted sliding patio door to the rear garden and further door to access the WC and study.

WC - 1.20m x 0.87m (3'11" x 2'10")

A white suite with vinyl flooring, radiator and extractor fan.

STUDY - 1.86m x 2.23m (6'1" x 7'4")

A versatile space with neutral decoration, grey oak laminate flooring, radiator and UPVC window overlooks the lovely rear garden.

TO VIEW: Tel: 01287 552280

10 Chaloner Street, Guisborough, TS14 6QD

www.michaelpoole.co.uk



INTEGRAL GARAGE - 3.70m (12'2") reducing to 2.58m (8'6") x 5.43m (17'10")

A spacious garage with a remote roller entrance door, plumbing for washing machine and space for tumble dryer, recently fitted Ideal Vogue combi boiler with filter system, power, lighting, cupboard storage and door to the kitchen.

FIRST FLOOR

LANDING - 2.56m (8'5") reducing to 1.93m (6'4") x 1.70m (5'7") reducing to 0.77m (2'6")

With panelled doors to all rooms, grey oak laminate flooring and access to the loft space.

MASTER BEDROOM - 3.11m (10'2") x 3.89m (12'9") plus bay

A neutrally decorated bay windowed room with twin integrated wardrobe storage cupboards, radiator, UPVC window and door to the en-suite.

EN-SUITE - 2.22m (7'3") reducing to 0.87m (2'10") x 1.56m (5'1") reducing to 0.91m (3')

An upgraded and extended white suite with thermostatic shower, vanity storage unit, fully UPVC clad walls and ceiling, chrome ladder radiator and UPVC window.

BEDROOM TWO - 2.86m (9'5") reducing to 2.72m (8'11") x 2.61m (8'7")

A light and bright southerly facing room with integrated wardrobe storage, grey oak laminate flooring, radiator and UPVC window with open views.

BEDROOM THREE - 3.71m (12'2") reducing to 2.66m (8'9") x 3.25m (10'8") reducing to 0.96m (3'2")

With neutral decoration and grey oak laminate flooring, radiator and UPVC window.

BEDROOM FOUR - 2.65m x 2.60m (8'8" x 8'6")

A spacious fourth bedroom with radiator and UPVC window overlooks the rear garden.

BATHROOM - 2.05m x 1.68m (6'9" x 5'6")

A white modern suite with over bath thermostatic shower with rinsers attachment, Karndean flooring, towel radiator, fully UPVC clad walls and ceiling and UPVC window.

EXTERNALLY

The front of this impressive property benefits from a generous imprinted driveway offering parking for numerous vehicles, gravelled borders and gated access to the rear garden. The fantastic south facing rear garden features a full width paved patio area, lawn with border planting, stepping stones to a recently installed summerhouse and storage shed with power, and gated access to the driveway.

Mains Utilities/Solar Panels

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - CF/LS/GBH260088/19032026

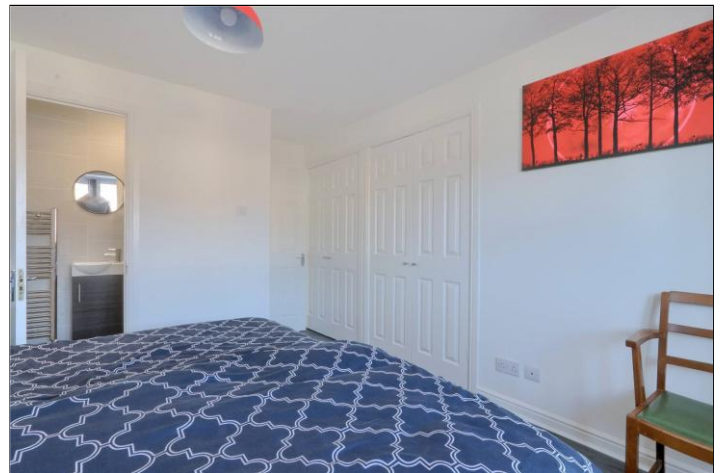
Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on

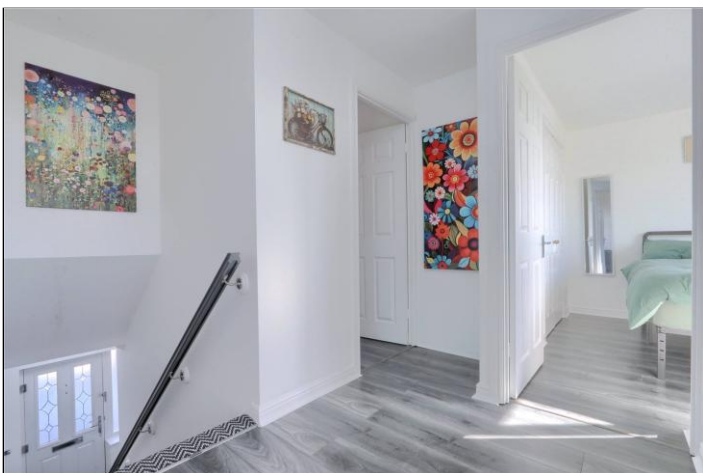
Tel: **01287 552280**



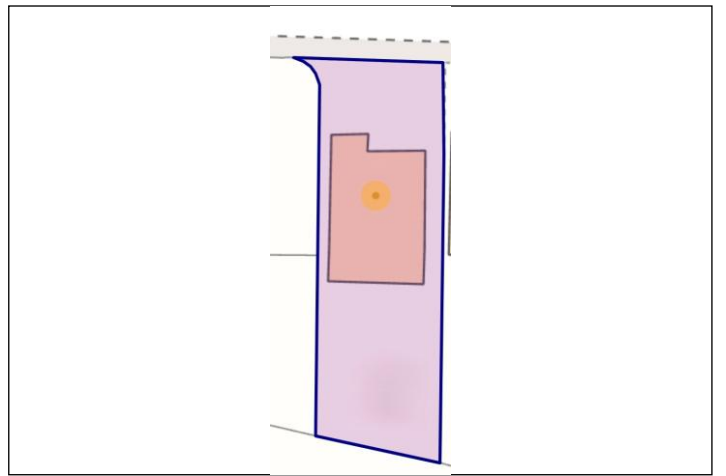
BYRON COURT, TS12 2FQ



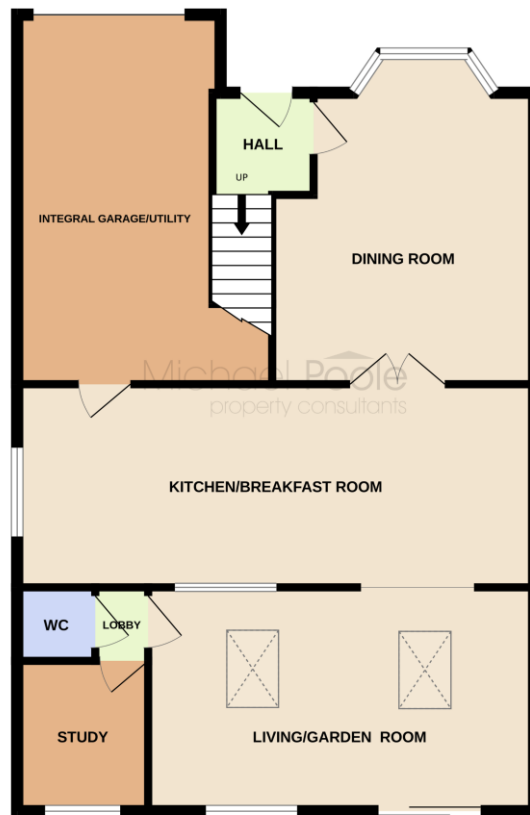
BYRON COURT, TS12 2FQ



BYRON COURT, TS12 2FQ



GROUND FLOOR



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.



TO VIEW: Contact our Guisborough Office on Tel: **01287 552280**
10 Chaloner Street, Guisborough, TS14 6QD