

# SORRELL GROVE, GUISBOROUGH, TS14 8DP



- ▲ Four-bedroom detached family home
- ▲ Highly sought-after Guisborough location
- ▲ Driveway and integral garage
- ▲ Modern fitted kitchen
- ▲ Separate dining room
- ▲ Principal bedroom with balcony and views

- ▲ Established, private rear garden (not overlooked)
- ▲ Close to local amenities and transport links
- ▲ New flat roof in 2023 with 5 year guarantee
- ▲ New main roof in 2024 with 10 year guarantee

**£360,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Situated within a highly sought-after residential area of Guisborough, this impressive four-bedroom detached family home on Sorrell Grove offers spacious and well-appointed accommodation, ideal for modern family living.

The property is perfectly positioned close to local amenities, schools, and transport links, while also benefiting from attractive views of the surrounding hills. Externally, the home boasts a generous driveway providing ample off-road parking, along with an integral garage.

Internally, the property features a modern fitted kitchen, complemented by a separate dining room—ideal for both everyday living and entertaining. The accommodation is well balanced throughout, with four good-sized bedrooms, including a standout principal bedroom benefitting from a front-facing balcony, perfectly positioned to enjoy the elevated views.

To the rear, the property enjoys an established garden which is not overlooked, offering a high degree of privacy and a perfect space for outdoor relaxation.

This is a fantastic opportunity to acquire a spacious family home in one of Guisborough's most desirable locations.

**GROUND FLOOR**

**HALLWAY - 2.18m x 3.9m (7'2" x 12'10")**

**LIVING ROOM - 3.05m x 7.82m (10' x 25'8")**

**DINING ROOM - 2.92m x 4.98m (9'7" x 16'4")**

**KITCHEN - 2.74m x 3.05m (9' x 10')**

**REAR HALLWAY - 1.68m x 1.73m (5'6" x 5'8")**

**WC - 0.84m x 1.5m (2'9" x 4'11")**

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# SORRELL GROVE, TS14 8DP

## FIRST FLOOR

**LANDING** - 2m x 3.15m (6'7" x 10'4")

**BEDROOM ONE** - 3.4m x 2.6m (11'2" x 8'6")

**BEDROOM TWO** - 2.82m x 3.78m (9'3" x 12'5")

**BEDROOM THREE** - 3.1m x 3.9m (10'2" x 12'10")

**BEDROOM FOUR** - 2.74m x 2.08m (9' x 6'10")

**BATHROOM** - 2.41m x 1.68m (7'11" x 5'6")

## EXTERNALLY

**GARAGE** - 2.64m x 5.94m (8'8" x 19'6")

## **AGENTS NOTE:**

Shale report available on request.

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

**AGENTS REF:** - JS/LS/GBH260114/17042026

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

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



SORRELL GROVE, TS14 8DP



# SORRELL GROVE, TS14 8DP





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