

FIELDFARE GARDENS, GUISBOROUGH, TS14 8NB



- ▲ No Chain
- ▲ Modern Taylor Wimpey development
- ▲ Master bedroom with en-suite shower room
- ▲ Spacious kitchen/diner with French doors to rear garden

- ▲ Convenient downstairs WC
- ▲ Family bathroom to first floor
- ▲ Garage and off-street parking
- ▲ Ideal family home
- ▲ Early viewing advised

Offers Over £210,000

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**** No Chain ****

Situated on the highly regarded Taylor Wimpey development on the edge of Guisborough, this beautifully presented three-bedroom semi-detached home on Fieldfare Gardens offers modern family living in a popular residential location.

The property briefly comprises a welcoming entrance hallway, convenient downstairs WC, spacious lounge and a modern kitchen/diner to the rear with French doors opening onto the enclosed rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are three good-sized bedrooms, including a master bedroom benefitting from its own en-suite shower room, together with a modern family bathroom serving the remaining bedrooms.

Externally, the property enjoys off-street parking, a garage and a well-maintained rear garden. Ideally positioned close to local amenities, schools and transport links, this superb home is expected to attract strong interest and early viewing is highly recommended.

GROUND FLOOR

HALLWAY - 1.47m x 1.88m (4'10" x 6'2")

LIVING ROOM - 4.24m x 3.68m (13'11" x 12'1")

WC - 1.02m x 1.8m (3'4" x 5'11")

KITCHEN - 2.84m x 4.72m (9'4" x 15'6")

FIRST FLOOR

LANDING - 1.45m x 1.98m (4'9" x 6'6")

BEDROOM ONE - 3.35m x 2.95m (11' x 9'8")

EN-SUITE BATHROOM - 1.73m x 1.68m (5'8" x 5'6")

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BEDROOM TWO - 3.3m x 2.64m (10'10" x 8'8")

BEDROOM THREE - 3.35m x 1.98m (11' x 6'6")

BATHROOM - 2m x 1.68m (6'7" x 5'6")

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/GBH260153/19052026

Council Tax Band: C **Tenure:** Freehold

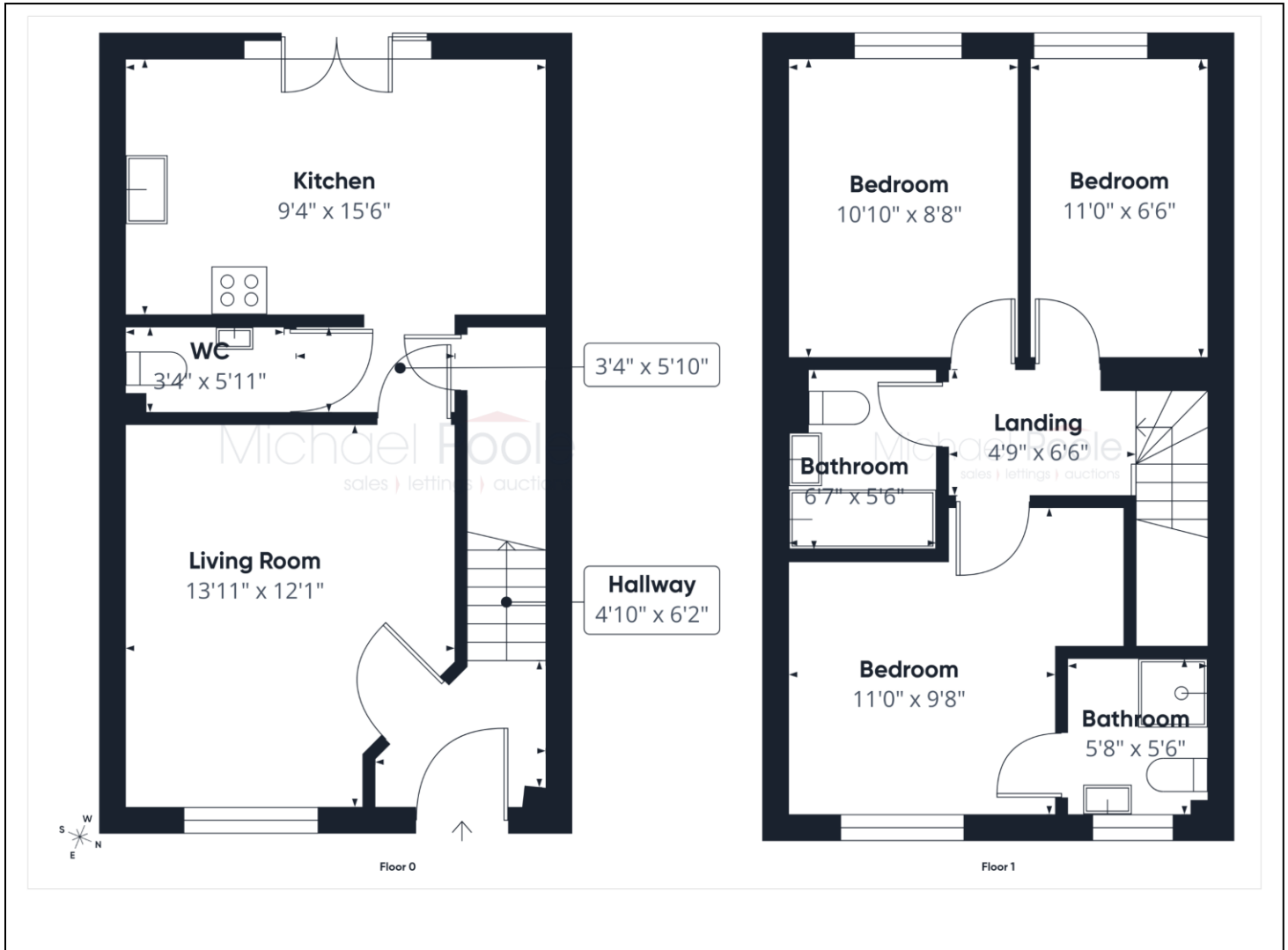
TO VIEW: Contact our Guisborough office on
Tel: **01287 552280**

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