

# HERON GATE, GUISBOROUGH, TS14 8PG



- ▲ No Onward Chain
- ▲ Impressive Four Bedroom Detached Family Home
- ▲ Popular Residential Area of Guisborough
- ▲ Spacious Lounge Opening into Dining Area
- ▲ Generous Kitchen Overlooking Rear Garden
- ▲ Principal Bedroom with En-Suite Shower Room
- ▲ Large Driveway & Integral Garage
- ▲ Generous Front & Rear Gardens
- ▲ Fully Boarded Loft Offering Excellent Storage
- ▲ Ideal Family Home with Flexible Living Accommodation
- ▲ With Access to Galley Hill Community Centre & Close to Local Amenities, Schools & Transport Links

**£399,950**

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**\*\* No Onward Chain \*\***

Situated within the highly sought-after Galley Hill development in Guisborough, this impressive four-bedroom detached family home offers exceptional living space, generous gardens, and outstanding practicality, making it an ideal purchase for growing families.

Occupying a substantial plot with spacious grounds to both the front and rear, the property benefits from a large driveway providing ample off-street parking, together with a sizeable integrated garage.

The well-appointed accommodation briefly comprises an inviting entrance hall, a spacious lounge which flows seamlessly into the dining area, creating an excellent space for both everyday family living and entertaining. The ground floor further benefits from a versatile office space, ideal for home working, a useful Gym/Garden room, and a generously sized kitchen enjoying pleasant views over the rear garden and downstairs WC.

To the first floor are four well-proportioned bedrooms, including a superb principal bedroom complete with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Further enhancing the property's appeal, the loft has been fully boarded, providing excellent additional storage space.

Offering an enviable combination of space, convenience and location within one of Guisborough's most popular residential areas, this outstanding detached home presents a fantastic opportunity for families seeking their next long-term home.

#### **GROUND FLOOR**

**HALLWAY - 1.85m x 4.95m (6'1" x 16'3")**

**LIVING ROOM - 4.52m x 5.46m (14'10" x 17'11")**

**DINING ROOM - 3.71m x 2.90m (12'2" x 9'6")**

**STUDY - 2.24m x 2.67m (7'4" x 8'9")**

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

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**WC - 1.98m x 1.37m (6'6" x 4'6")**

**KITCHEN - 5.26m x 2.92m (17'3" x 9'7")**

**SUNROOM/PORCH - 2.46m x 1.55m (8'1" x 5'1")**

**GYM - 4.57m x 2.72m (15' x 8'11")**

**GARAGE - 4.80m x 5.36m (15'9" x 17'7")**

## **FIRST FLOOR**

**LANDING - 2.84m x 1.5m (9'4" x 4'11")**

**BEDROOM ONE - 4.83m x 2.67m (15'10" x 8'9")**

**EN-SUITE - 1.68m x 2.03m (5'6" x 6'8")**

**BEDROOM TWO - 3.25m x 4.01m (10'8" x 13'2")**

**BEDROOM THREE - 3.33m x 2.97m (10'11" x 9'9")**

**BEDROOM FOUR - 2.16m x 3.68m (7'1" x 12'1")**

**BATHROOM - 1.65m x 2.03m (5'5" x 6'8")**

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

**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

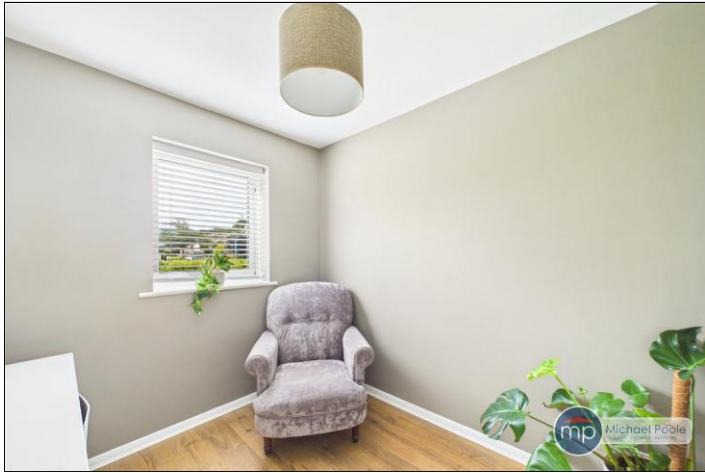
**AGENTS REF:** - JS/LS/GBH260162/01062026

**Council Tax Band:** F      **Tenure:** Freehold

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



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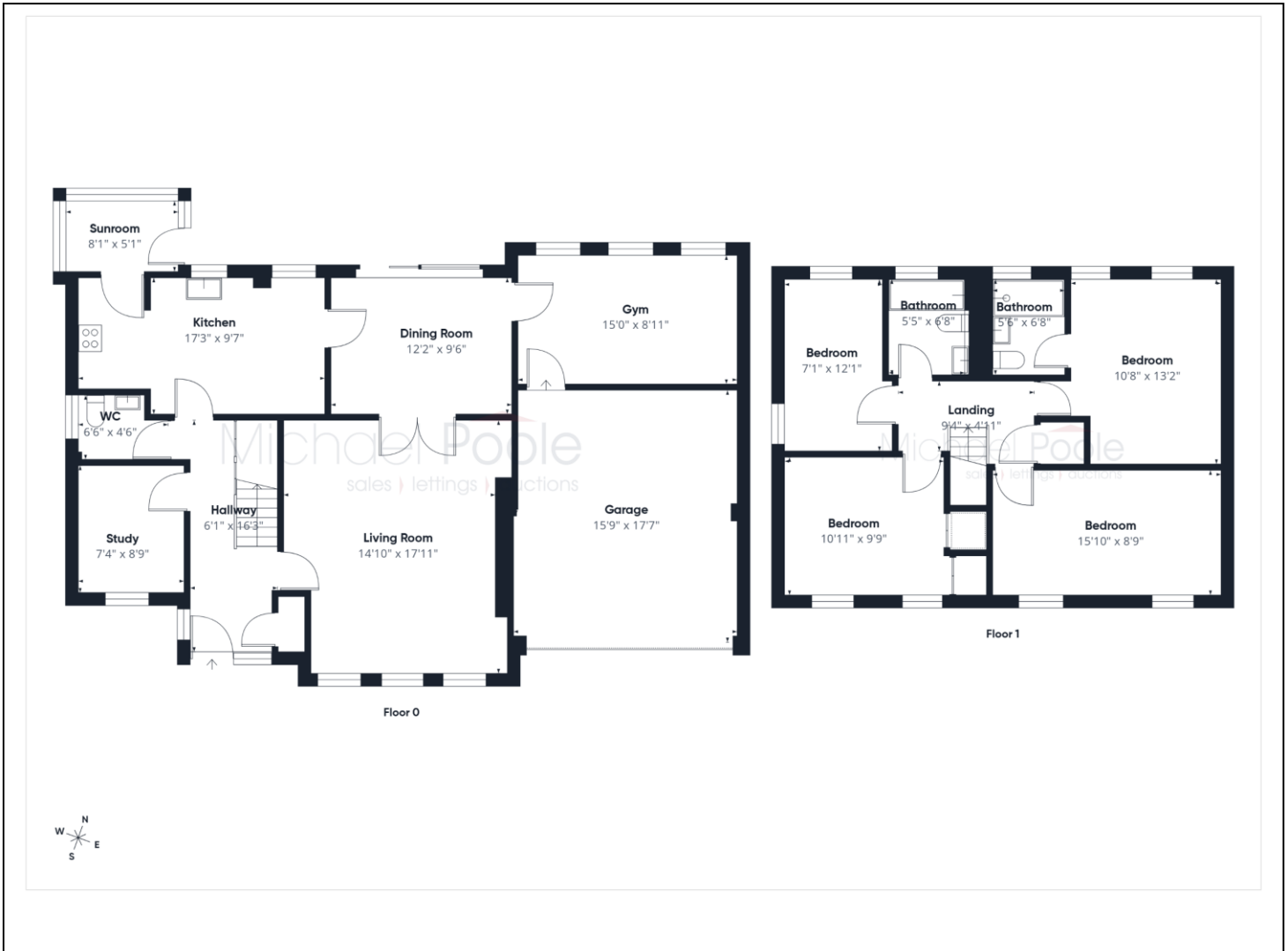


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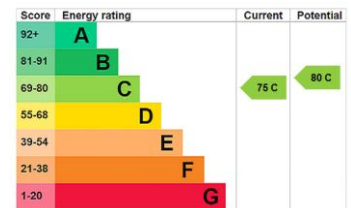


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