



Inglebys

Estate Agents



2 Huby Court

Guisborough, TS14 6GS

£350,000



Ideally located in the highly desirable Huby Court in Guisborough, is this stunning modern house which offers a perfect blend of comfort and style. With four spacious bedrooms and three reception rooms, this property is ideal for families seeking a welcoming home with plenty of space.

The immaculately presented gardens, both at the front and rear, create a picturesque setting and even include a private, gravelled seating area to the side of the property.

With a partially converted garage to create a utility room, a conservatory off the dining room, off street parking, Jack and Jill shower room as well as a family bathroom and en suite to the master bedroom.

Conveniently located close to local shops and schools, this home is perfectly positioned for families and professionals alike. The combination of modern living and accessibility makes this property a rare find in the area.

Do not miss the opportunity to make this exceptional property your new home.



Tenure: Freehold

Council Tax: Redcar & Cleveland, Band E

EPC Rating: C

Entrance Hallway 6'0" x 15'7" (1.84 x 4.75)
Partially glazed uPVC entrance door. Cloak Room/WC
Staircase to the first floor.

Living Room 13'6" x 10'6" (4.12 x 3.22)
Double glazed bay window to the front aspect.
Living flame effect fire with a composite fire surround.
Glazed double doors, opening to the Dining Room.

Dining Room 10'6" x 10'4" (3.22 x 3.16)
Double glazed French doors, opening to the Conservatory.

Utility Room 7'0" x 5'9" (2.14 x 1.77)
Fitted base units in a modern matte grey finish.
Vented tumble dryer
Tiled effect vinyl flooring
Panelled walls.

Kitchen/Breakfast Room 11'11" x 9'3" (3.64 x 2.83)
Double glazed window to the rear aspect.
A country style kitchen with white wall and base units and marble effect roll top work surfaces.
Integrated appliances including a dishwasher, integrated washing machine, Integrated fridge and freezer, a single electric oven, induction hob and extractor hood.
Tiled splashbacks.
Storage cupboard.
Partially glazed composite door to the side.
Tile effect vinyl flooring.

Conservatory 9'3" x 12'11" (2.84 x 3.94)
Double glazed windows to rear and side aspects.
Wood effect vinyl flooring.
uPVC door, opening to the rear garden.
Underfloor heating

First Floor Landing

Bedroom One 12'6" x 10'9" (3.83 x 3.30)
Double glazed window to the front aspect.
Built in wardrobes.
Door to the En Suite.

En Suite 7'1" x 6'0" (2.17 x 1.85)
Double glazed, frosted window to the front aspect.
A white suite comprising of a low level WC, wash basin inset into a vanity unit and a shower cubicle with folding screen.
Half tiled walls.
Wood effect vinyl flooring.

Bedroom Two 8'4" x 12'5" (2.56 x 3.80)
Double glazed window to the front aspect.
Door to the Jack and Jill Shower Room.

Jack and Jill Shower Room
Double glazed, frosted window to the side aspect.
Low level WC.
Pedestal wash basin.
Glazed shower cubicle with folding door.
Wood effect vinyl flooring,

Bedroom Three 8'11" x 11'5" (2.73 x 3.50)
Double glazed window to the rear aspect.

Family Bathroom 6'7" x 6'2" (2.03 x 1.90)
Double glazed, frosted window to the rear aspect.
A white, three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled Jacuzzi bath
Half tiled walls.
Woof effect vinyl flooring.

Bedroom Four 8'5" x 6'7" (2.58 x 2.03)
Double glazed window to the rear aspect.

Garage
Partially converted to the rear to make the utility room but still with plenty of storage space.
Up and over door, power and light.

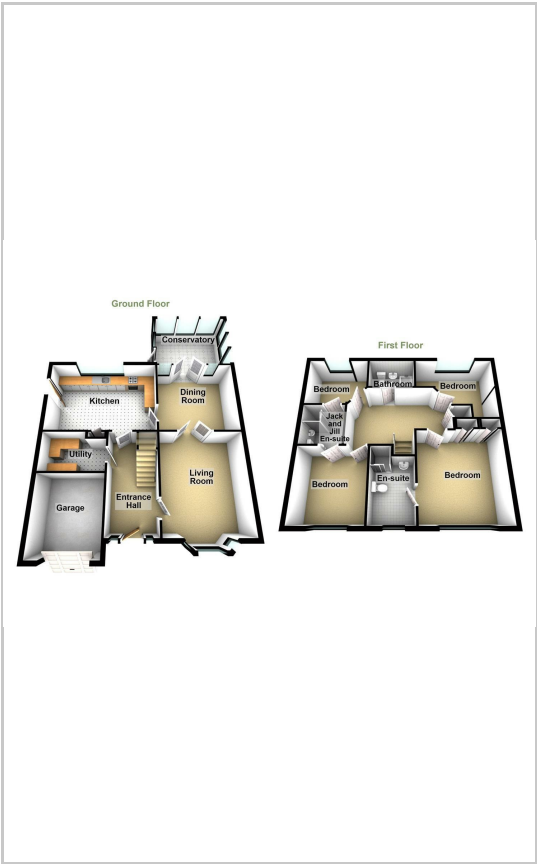
External
The immaculately presented rear garden is mainly laid to lawn with a gravelled boarder.

The Landscaped front garden is mainly laid to lawn with a hedged boarder and gravelled seating area with storage shed to the side.

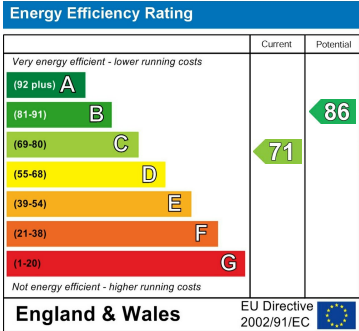
Area Map



Floor Plans



Energy Efficiency Graph



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