



Gooseberry Close, Bishop Cuthbert, TS26 0FH  
4 Bed - House - Detached  
Offers In The Region Of £210,000

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# Gooseberry Close

## Bishop Cuthbert, TS26 0FH

\*\*\* WAS £220,000 \*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A modern four bedroom detached property located in a popular part of the Bishop Cuthbert estate. The home would make an ideal purchase for family requirements and features a modern kitchen, bathroom and en-suite, whilst further benefits include gas central heating, uPVC double glazing and integral garage. The full layout comprises: entrance with stairs to the first floor and access to a spacious lounge incorporating double doors into the open plan kitchen/dining room, the dining area features French doors to the rear garden, whilst the kitchen is fitted with units to base and wall level and includes a built-in oven, hob and extractor. A useful utility and guest cloakroom complete the ground floor, with an integral door from the utility into the garage. To the first floor are four good sized bedrooms, the master bedroom benefitting from the modern en-suite shower room, the remaining bedrooms are served by the family bathroom. Externally is a low maintenance front garden with a driveway in front of the garage providing useful off street parking. The enclosed rear garden has lawn and paved areas. Gooseberry Close is situated off Orchid Road forming part of a pleasant enclosed cul-de-sac. VIEWING RECOMMENDED.











## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed entrance door, staircase to first floor, door to lounge.

### LOUNGE

15'09 x 10'11 (4.80m x 3.33m)

A spacious family lounge with a uPVC double glazed window to the front aspect, fitted carpet, convector radiator, television point, double doors into the kitchen/dining room.

### KITCHEN/DINING ROOM

18'06 x 10'03 (5.64m x 3.12m)

### DINING AREA

Fitted with laminate flooring, uPVC double glazed French doors to the rear garden, convector radiator.

### KITCHEN AREA

Fitted with a modern range of gloss units to base and wall level with contrasting roll-top work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, finished in brushed stainless steel with matching splashback, recess for dishwasher, recess for fridge and separate freezer, matching laminate flooring, uPVC double glazed window to the rear aspect, useful under stairs storage cupboard, access to utility room.

### UTILITY ROOM

7'01 x 5'03 (2.16m x 1.60m)

Fitted worktop with space below for washing machine and dryer, wall mounted gas central heating boiler, matching laminate flooring, convector radiator, door to side, integral door to the garage.

### GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising, corner pedestal wash hand basin with chrome dual taps and tiled splashback, low level WC, uPVC double glazed window to the rear aspect, convector radiator.

## FIRST FLOOR

### LANDING

Fitted carpet, hatch to loft space, storage cupboard with hot water tank, access to:

## BEDROOM ONE

14'03 x 13'01 (4.34m x 3.99m)

A good size master bedroom with a uPVC double glazed window to the front aspect, fitted carpet, over stairs storage cupboard, convector radiator.

### EN-SUITE SHOWER ROOM/WC

Fitted with a three piece suite comprising: corner shower cubicle with chrome shower and space saving sliding doors, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the side aspect, convector radiator, fitted extractor fan.

## BEDROOM TWO

11'08 x 9'03 (3.56m x 2.82m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

## BEDROOM THREE

10'01 x 8'09 (3.07m x 2.67m)

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

## BEDROOM FOUR

9'05 x 7'08 (2.87m x 2.34m)

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

## BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, extractor fan, convector radiator.

## OUTSIDE

The property features a low maintenance lawned front garden with a paved driveway providing useful off street parking in front of the garage. A gate to the side leads through to the enclosed rear garden with lawn and paved areas incorporating fenced boundaries and enclosed area ideal for those with pets.

## INTEGRAL GARAGE

16'03 x 9'00 (4.95m x 2.74m)

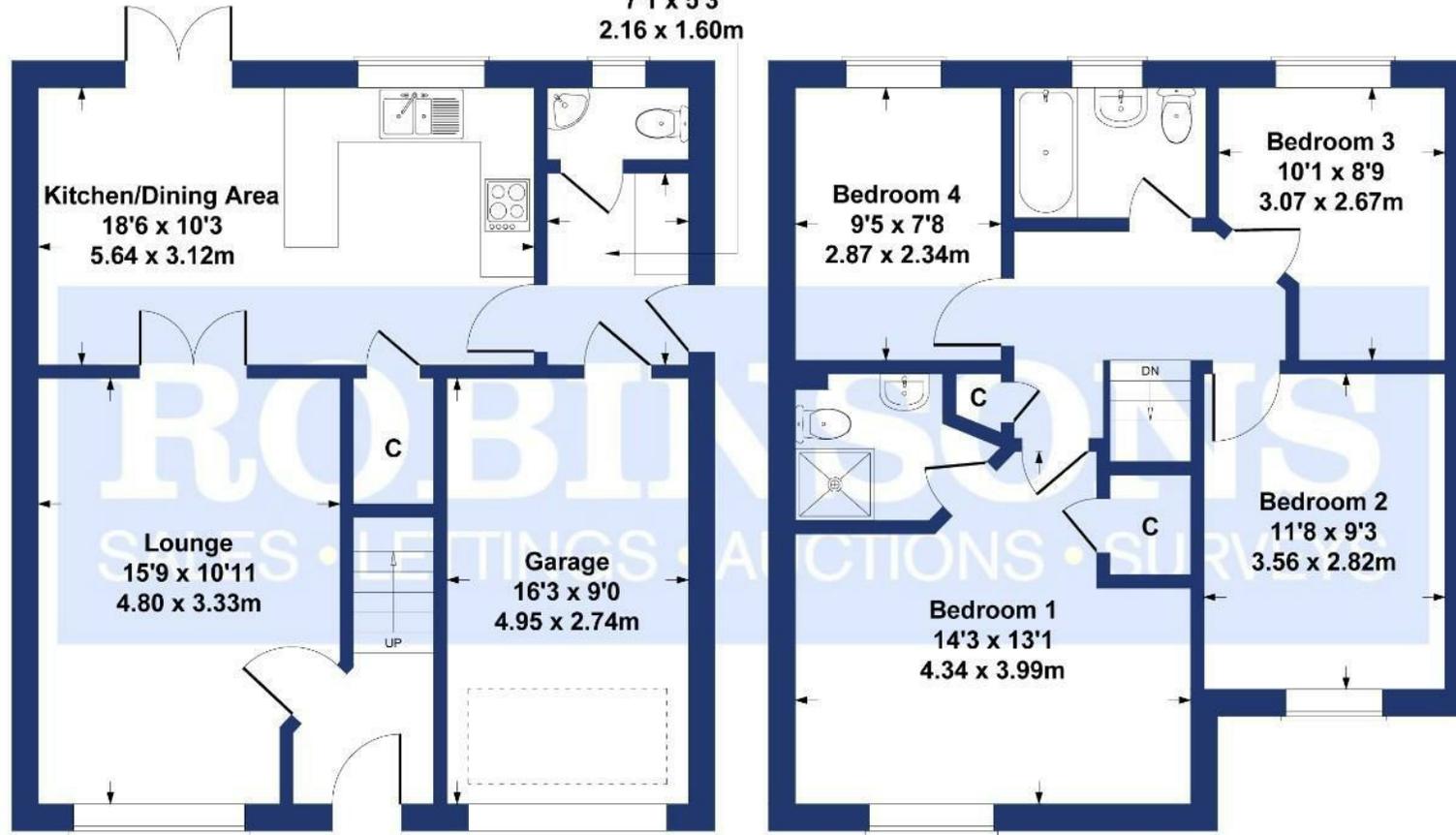
Accessed via up and over door to the front, integral door from the utility, electric light, power points.



# Gooseberry Close

Approximate Gross Internal Area  
1245 sq ft - 116 sq m

Utility  
7'1 x 5'3  
2.16 x 1.60m



**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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