Brambling Drive, Guisborough, TS14 8LY
4 Bed - House - Detached
Reduced £265,000

Council Tax Band: E
EPC Rating: B
Tenure: Freehold

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RELAX

Situated in the popular Galley Hill development in Guisborough this nearly new detached house offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes two well-appointed reception rooms, providing ample space for relaxation and entertaining guests with a stylish fitted kitchen and dining area. The two bathrooms are thoughtfully designed, ensuring convenience for all members of the household. The property also boasts parking for up to three vehicles including a single garage, in addition to a stunning rear garden with a porcelain tiled patio and lawned garden which is enclosed by timber fencing.

Viewing is highly recommended in order to appreciate this beautiful energy efficient family home.

Hallway
16'0" x 3'6"

Lounge
15'2" x 11'1"

Family Room
9'4" x 7'8"

Kitchen/Dining Area
17'8" x 7'10"

Bedroom 1
12'7" x 10'3"

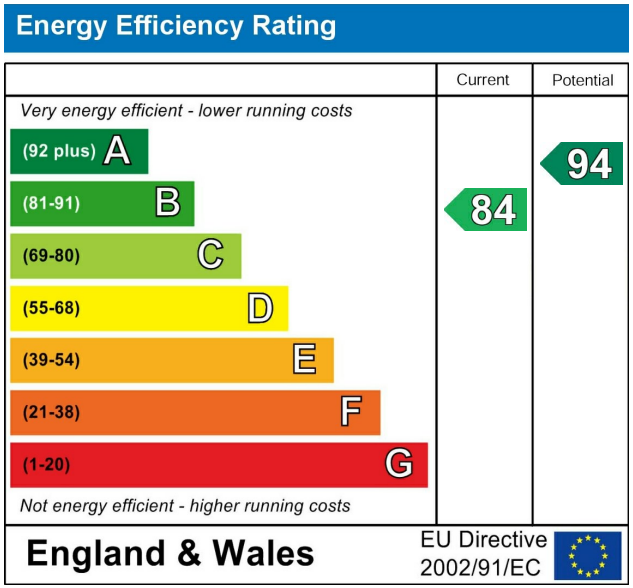
En-Suite
6'3" x 5'9"

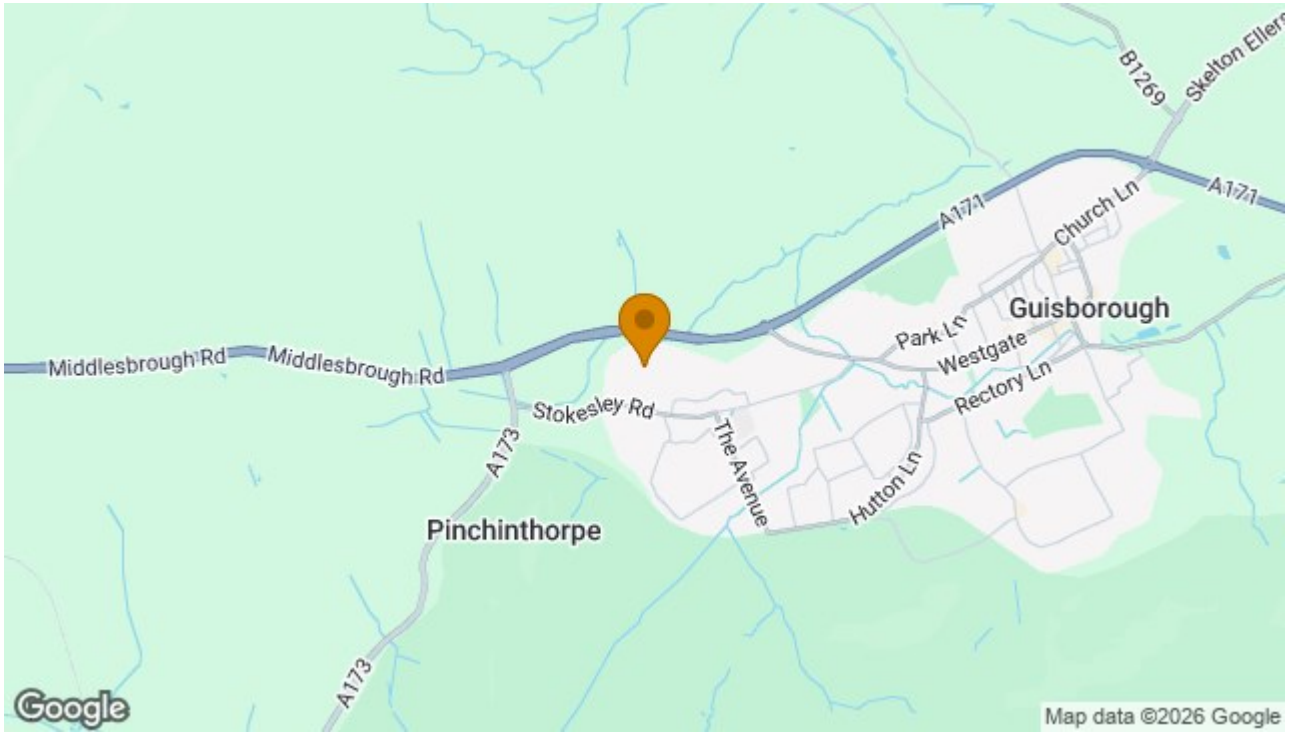
Bedroom 2
14'5" x 8'7"

Bedroom 3
10'11" x 7'10"

Bedroom 4
11'8" x 8'9"

Bathoom/w.c.
6'3" x 5'6"




B1269
Skelton Ellerb
A1171
A1171
Church Ln
Guisborough
Park Ln
Westgate
Rectory Ln
Middlesbrough Rd
Middlesbrough Rd
Stokesley Rd
A173
The Avenue
Hutton Ln
Pinchinthorpe
A173
Google
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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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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