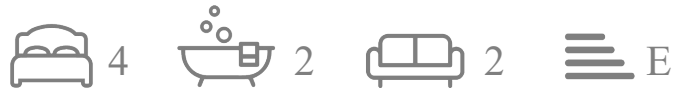




11 Rydal Way

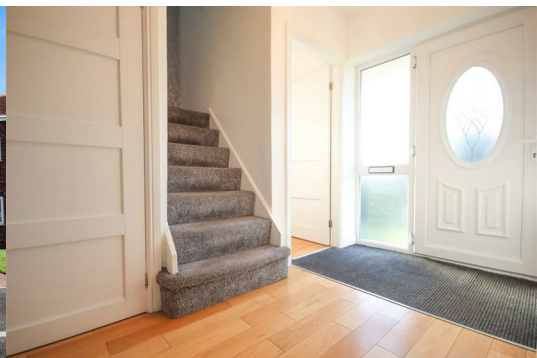
Redmarshall, Stockton-On-Tees, TS21 1HU

Offers in excess of £400,000



Amazing Corner Plot With Approximately 2000 Sq Ft Of Floor Area! A Superb Family Home Which Has Been Skillfully Re-Designed, Upgraded & Extended To Create Envious Living Space. Properties Of This Size Rarely Come Up For Sale In The Village Of Redmarshall. There Is Further Potential To Extend If Required, Or Convert The Garage, Subject To Planning Permission & Approval.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. Get in Touch Today!



Location

As You Travel Through Carlton Village Onto Kirk Hill Road, Take The Left Turn For Redmarshall. Take The Right Turn For Windermere Avenue, Then First Right Again For Rydal Way. The Property Is On The Right-Hand Side As You Turn The Bend.

- Bishopton Redmarshall Primary School - 5 Minute Drive
- The Smiths Arms Public House & Restaurant - 14 Minute Walk
- The Ship Inn Public House & Restaurant -4 Minute Walk
- Redmarshall St Cuthbert's Parish Church - 4 Minute Walk
- Honeypot Woodland Area & Countryside Walks - 21 Minute Walk Or 3 Minute Drive
- West House Trout Lakes - 7 Minute Drive
- North East Wake Park - 4 Minute Drive

Distance Times As Suggested By Google Maps.

Accommodation Comprises:

The Entrance Hallway Is Bright & Spacious With A Staircase Leading To The First Floor. Doors Lead To The Living Room, Cloakroom W.C & Kitchen. The Front-To-Back Living Room Features An Electric Fire & uPVC Double Glazed French Doors Which Open Out To The Rear Garden. The Stunning White High Gloss Kitchen Has The Advantage Of Integrated Appliances Including Three Ovens. An Integral Door Links The Double Garage To The Main House. The Dining & Family Area Are Accessed Via The Kitchen. The Layout Flows Nicely & Both Areas Benefit French Doors, Allowing An Abundance Of Natural Light To Shine Through.

To The First Floor, You Are Welcomed By A Generous Landing Area. This Space Could Be Used As A Reading or Work Area. There Are 2 Double Bedrooms, A Stylish Family Bathroom With Shower Cubicle, Large Rear Bedroom With Juliette Balcony & A Huge Master Bedroom With En-Suite Shower Room. There Are Two Loft Spaces, One Of Which Is Boarded With Power.

Externally, The Grounds Of This Home Are Certain To Impress! The Block Paved Driveway Provides Off-Road Parking With Neat Lawn To The Front Aspect. The Impressive Rear Garden Benefits A hoh Level Of Privacy With Evergreen Hedging, Trees, Plants, Seating Areas, Lawns & A Raised Decked Area With Hot Tub & Boasts A Brick Built Fire Pit.

The Property Is Warmed By Oil Central Heating. The Boiler Is Annually Serviced & The Electrics Have Been Modernised.

Entrance Hallway

8'11" x 4'11" (2.72m x 1.50m)

Living Room

21'3" x 11'8" (6.50m x 3.58m)

Cloakroom W.C

Kitchen

10'11" x 14'11" (3.33m x 4.55m)

Dining Area

11'8" x 10'11" (3.58m x 3.35m)

Family Area

12'9" x 11'5" (3.89m x 3.48m)

First Floor Landing

Master Bedroom

18'2" x 17'10" (5.54m x 5.44m)

En-Suite Shower Room

9'8" x 3'8" (2.95m x 1.14m)

Bedroom Two

17'5" x 11'3" (5.31m x 3.43m)

Family Bathroom

7'8" x 6'9" (2.36m x 2.06m)

Bedroom Three

11'10" x 11'6" (3.61m x 3.53m)

Bedroom Four

11'8" x 9'3" (3.58m x 2.84m)

Double Garage

18'0" x 17'5" (5.49m x 5.31m)

Energy Efficiency Rating: E

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: E

Annual Estimate £2,614 pa

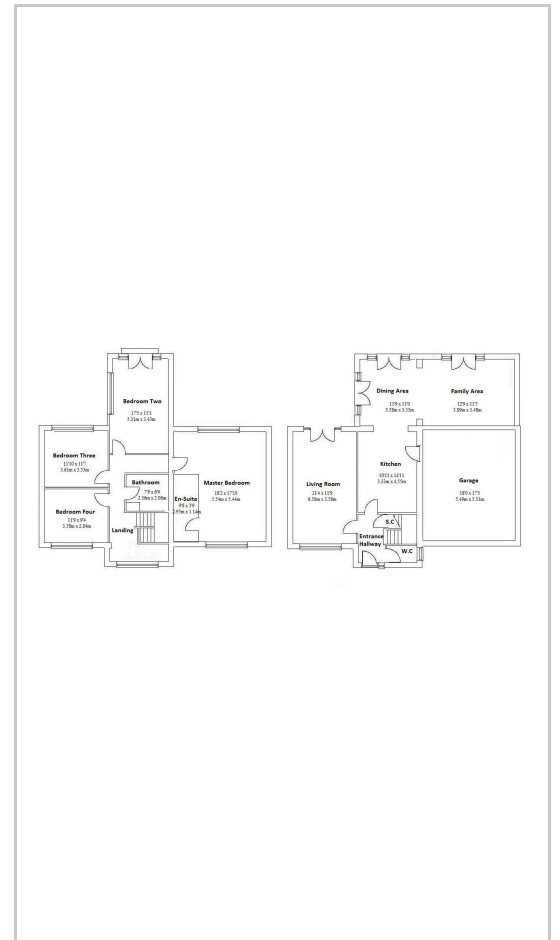
Measurements:

Measurements Are Approximate & To The Widest Point. The Floor Plan Is Not To Scale And For Illustrative Purpose Only.

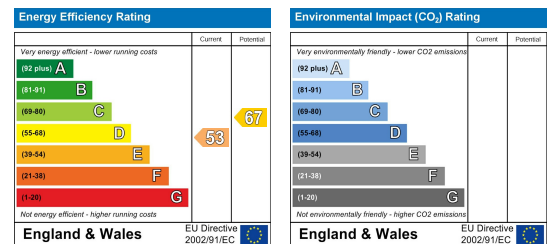
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.