



## 38 Romney Close

, Redcar, TS10 2JT

Offers In Excess Of £145,000



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## ENTRANCE

3'4" x 3'2" (1.02m x 0.97m)

Entering through a White UPVC double-glazed door is an ample size passage perfect for storing outerwear and gains access to the reception room.

## RECEPTION ROOM

15'0" x 12'6" (4.57m x 3.81m)

The spacious, open-plan reception room seamlessly connects to the kitchen and first floor, creating a sense of flow and unity. This generously sized room boasts a large, UPVC double-glazed window that floods the space with natural light from the front aspect. A sleek radiator ensures warmth and comfort throughout.

## KITCHEN

8'8" x 12'5" (2.64m x 3.78m)

The kitchen shines with an abundance of light wall, base, and drawer units, offering generous storage and counter space. An expansive area awaits your dining room table. From the kitchen, you'll seamlessly flow into the inviting reception room and then onto the sun-drenched conservatory.

## CONSERVATORY

11'4" x 8'11" (3.45m x 2.72m)

The spacious conservatory boasts an abundance of natural light pouring in through its numerous UPVC double-glazed windows. French doors seamlessly connect the indoor space to the rear garden, creating a harmonious transition between home and nature. The room is further enhanced by a stylish light fixture and practical floor tiles, ensuring easy maintenance and a bright, welcoming atmosphere.

## LANDING

7'3" x 6'3" (2.21m x 1.91m)

The landing gains access to the two spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

8'10" x 12'8" (2.69m x 3.86m)

Imagine making Bedroom one, a generously proportioned double at the rear of the property, your own personal sanctuary. The large UPVC double glazed window floods the space with natural light, and the radiator provides cozy warmth. With the versatility of spot lighting, you can create the perfect ambiance to match your mood and style.

## BEDROOM TWO

7'5" x 9'2" (2.26m x 2.79m )

Bedroom two, while compact, offers a cozy retreat. This charmingly sized room is the smallest of the two bedrooms and provides the perfect space for a single bed, along with ample storage solutions. The room benefits from a UPVC double glazed window, allowing for natural light and fresh air, and a radiator, ensuring a warm and comfortable environment.

## FAMILY BATHROOM

7'4" x 6'1" (2.24m x 1.85m )

The family bathroom features a three-piece suite, complete with a generously sized paneled bath, perfect for a relaxing soak. The bath also comes equipped with shower attachments, providing the option for a refreshing shower. A handy hand basin and low-level W/C ensure all your bathroom needs

are met. The room is practical, with partially tiled walls, making cleaning a breeze. Natural light floods in through the frosted UPVC double glazed window, providing both privacy and illumination.

## EXTERNAL

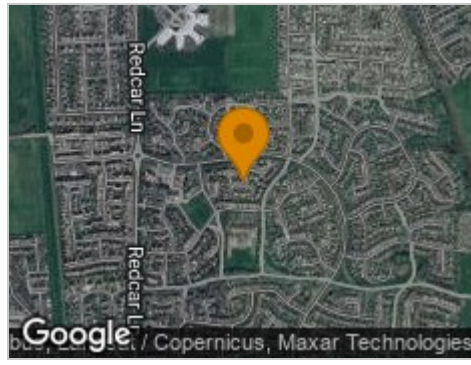
The property boasts a spacious private driveway at the front with a single garage. A charming low-maintenance gravelled area completes the exterior space. To the rear, discover an expansive grassed garden, perfect for outdoor relaxation or play. Mature trees dot the landscape, providing shade and a touch of natural beauty.



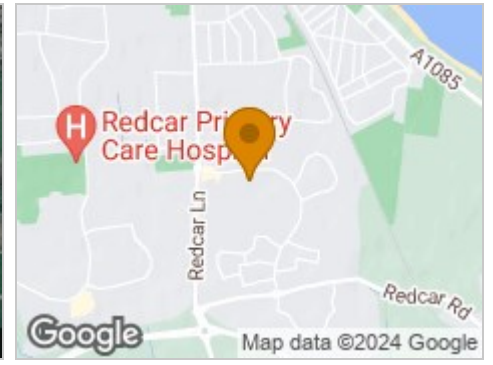
## Road Map



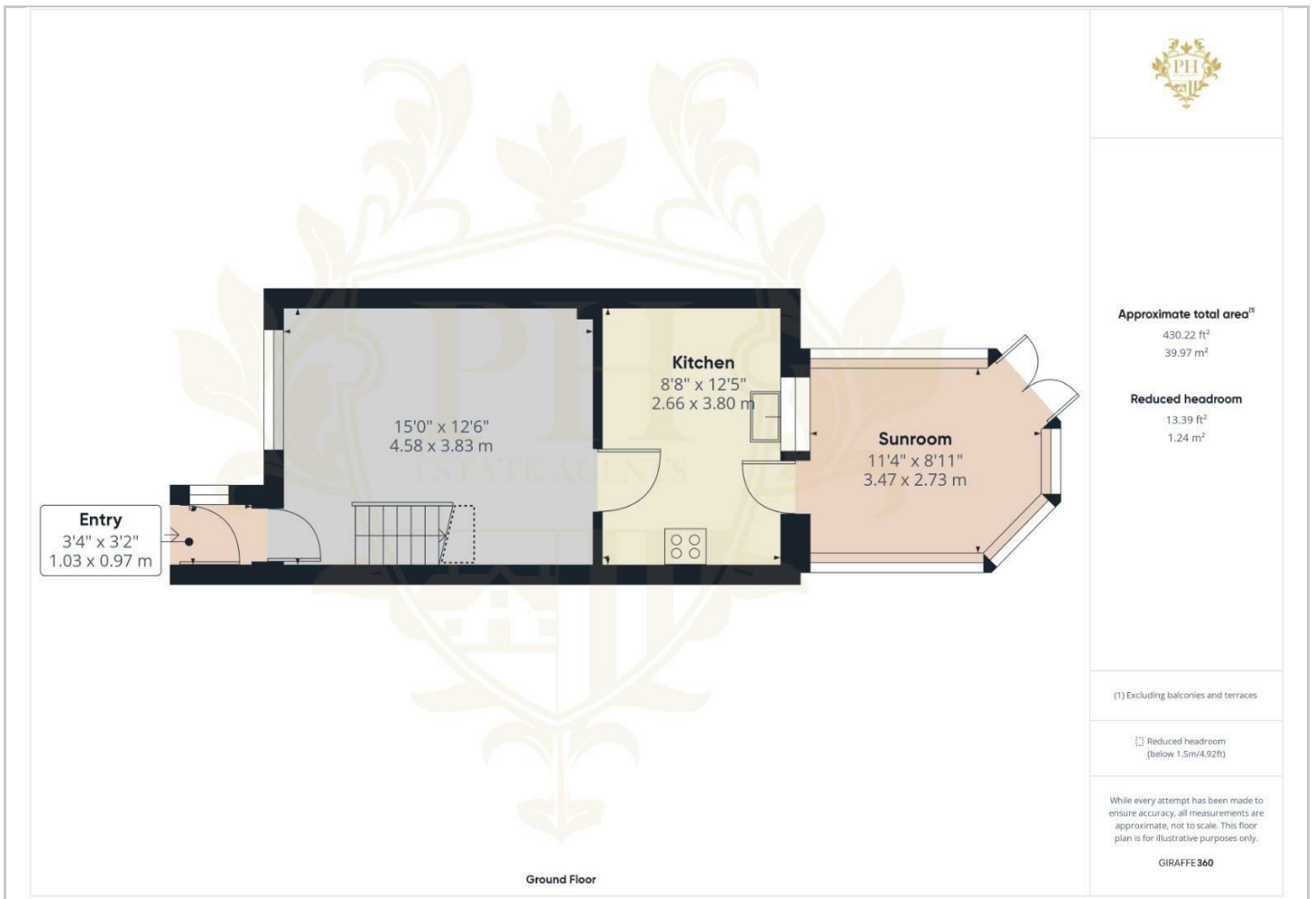
## Hybrid Map



## Terrain Map



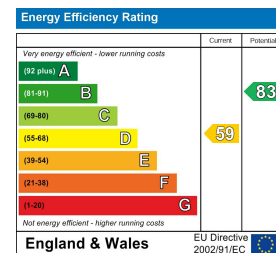
## Floor Plan



## Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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