



3 Cherry Tree Croft High Street

Brotton, Saltburn-By-The-Sea, TS12 2PN

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KITCHEN

14'2 x 21'2 (4.32m x 6.45m)

The kitchen is a harmonious blend of functionality and style, boasting a comprehensive selection of Steve Duck cabinetry that lines the walls and base. The culinary space is fully equipped with top-tier Bosch appliances, including seamlessly integrated electric double ovens and a versatile 5-ring gas hob, as well as a built-in microwave, dishwasher, refrigerator, and a separate freezer for all your storage needs. An embedded television screen adds a modern touch, perfect for following along with cooking shows or enjoying background entertainment. Central to the room is a charming kitchen island, featuring a welcoming breakfast bar where morning meals can be enjoyed under the ambient glow of stylish LED lights and focused ceiling spotlights. The area is bathed in an abundance of natural light streaming through the generous windows, creating a bright and inviting atmosphere.

ORANGERY

15'9 x 12 (4.80m x 3.66m)

Transitioning gracefully from the kitchen is the orangery, a delightful sanctuary that radiates tranquility and spaciousness. It is an ideal setting for family gatherings around a substantial dining table or for entertaining guests in a sophisticated environment. French doors open out onto an expertly crafted decking area, complete with strategic lighting and a chic glass panel balustrade, seamlessly extending the living space into the outdoors.

RECEPTION ROOM

17'4 x 19 (5.28m x 5.79m)

The reception room is impressively proportioned, offering ample space for relaxation and socialising. It features the comforting presence of a fireplace, adorned with an elegant white surround and an electric living flame fire that adds warmth and character to the room. Light filters in from windows on both side elevations, enhancing the room's welcoming ambience and making it a truly desirable space within the home.

MASTER BEDROOM

13'8 x 12'9 x 10'7 x 4 (4.17m x 3.89m x 3.23m x 1.22m)

The master bedroom is a spacious haven of comfort, boasting modern carpeting underfoot and the added elegance of white sliding door wardrobes, which provide a seamless blend of style and functionality. An adjoining en-suite bathroom enhances the

room's self-contained luxury. The generous dimensions of the room easily accommodate a majestic king-size bed, with ample space to spare for even grander sleeping arrangements.

Gazing out from the room, one's view is graced by the serene expanse of the rear garden, a peaceful tableau framed by the window. The presence of two substantial central heating radiators ensures a warm and inviting atmosphere throughout the seasons. Storage options abound, with plenty of room to house various storage units for a tidy and organised living space.

ENSUITE

7'2 x 8'4 (2.18m x 2.54m)

The en-suite is a testament to modern elegance and convenience. It features chic vanity style units, offering copious storage solutions, cleverly designed with an integrated wc and basin for a sleek and uncluttered look. The shower enclave is a sanctuary in itself, boasting a corner design and an indulgent rainfall shower head, promising a luxurious and refreshing experience. Fully paneled walls add a touch of sophistication while hard-wearing wood effect vinyl tiles underfoot provides a warm, natural touch to the bathroom's modern aesthetic.

BEDROOM TWO

11'5 x 10 (3.48m x 3.05m)

Bedroom two presents a cosy ambience with plush carpeting and a charming window. It is furnished with a central heating radiator to ensure a warm and inviting space. The room is generously sized, allowing for ample storage options and the flexibility to accommodate a double bed, making it a versatile and comfortable retreat.

BEDROOM THREE

10'9 x 13 (3.28m x 3.96m)

Bedroom three, similarly situated with a view of the rear elevation, boasts a large window that bathes the room in natural light, alongside a substantial radiator to maintain a comfortable temperature. The room is adorned with a sleek, modern white fitted wardrobe, featuring five doors for extensive clothing storage. The carpeted flooring, along with the crisp white painted walls, creates a refreshing and inviting atmosphere. Adding to the room's allure is the luxury of a private ensuite.

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ENSUITE

8'7 x 3'10 (2.62m x 1.17m)

The ensuite is designed with hard wearing wood-effect vinyl tiles, a convenient WC, and a stylish basin. It also boasts a spacious double walk-in shower, complemented by tastefully modern panelled walls for a touch of elegance. Privacy is ensured with a frosted double-glazed window

FAMILY BATHROOM

8'1 x 9'1 (2.46m x 2.77m)

The family bathroom continues the theme of sophistication, equipped with similar vanity units that provide substantial storage space and integrate both the toilet and basin seamlessly. It features a corner bath unit with a convenient shower tap, perfect for relaxing soaks or quick showers. As an added touch of luxury, an integrated media screen is included, transforming your bathing experience into one of indulgence and entertainment.

UTILITY ROOM

8'1 x 11'5 (2.46m x 3.48m)

The utility room of this home is thoughtfully furnished with built-in storage solutions and work surfaces, complete with a sink and designated areas for various appliances. A window ushers in natural light, framing views of the front while a central heating radiator ensures a cosy atmosphere.

EXTERNAL

Nestled within the serene Brotton Conservation Area, this delightful bungalow remains a hidden gem, accessible by a secluded drive that opens through a rustic farm gate. It presents a charming front garden, complete with a neatly-trimmed hedge grove, a

detached garage, and a generous expanse of parking space.

The property boasts meticulously maintained gardens which envelop the rear and sides, featuring verdant lawns edged with mature plant beds, a brick-laid terrace, and an expansive raised decking area. This outdoor sanctuary, which can be entered from both the garden and through the orangery's French doors, is adorned with tasteful electric lighting and secured by a sleek glass panel balustrade. Additionally, a lean-to potting shed and a separate garden shed offer ample space for gardening essentials.

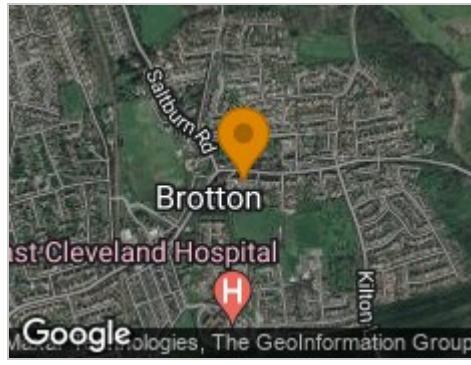
Just a stone's throw away, a mere three-minute drive, lies the enchanting Victorian coastal town of Saltburn by the Sea, a haven for surf enthusiasts and beachgoers alike. The residence ensures modern comforts and security with a comprehensive alarm system for both house and garage, a reliable broadband connection, exterior lighting, a convenient water point, and an external power outlet.



Road Map



Hybrid Map



Terrain Map



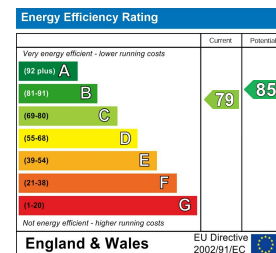
Floor Plan



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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