



# Inglebys

Estate Agents



## 2 Church View

Saltburn-By-The-Sea, TS12 1GY

**£499,995**



Situated within an exclusive, private cul-de-sac, a bespoke 4-bedroom detached residence recently constructed to an executive standard. Boasting enclosed rear garden, off-street parking & a fabulous open-plan kitchen & family area.



Tucked away from the everyday hustle and bustle, yet still only a short walk to Saltburn's popular Town Centre, leisure facilities & transport links, Church View is a recently built cul-de-sac by Geffen Construction. Offering peaceful & private living accommodation, this unique family home must be viewed in order to be fully appreciated.

Tenure Details: Freehold.

Council Tax Band: Band-F.

EPC Rating: B-Rating.

**Hall 6'6" x 3'0" (2.00m x 0.92m)**

Composite UPVC double glazed door to the front elevation. Karndeian flooring. Staircase leading to the first floor. Under-stairs storage & ground-floor W/C with automatic LED lighting. Radiator.

**Open-Plan Kitchen & Family Area 29'8" x 12'8" (9.06m x 3.87m)**

A fabulous open space with UPVC double glazed tri-folding doors opening to the rear garden. Karndeian flooring continues from the Hall. A range of wall, base & drawer units with space for American fridge / freezer. Integrated eye-level electric oven & microwave. Granite worktops with matching upstands, splash-back & breakfast bar. Integrated 4-ring gas hob with extractor hood. Integrated dishwasher. Composite UPVC double glazed door to the side elevation. UPVC double glazed window to the rear aspect. 2x Radiators. Access to the Utility Room.

**Utility Room 10'6" x 6'8" (3.21m x 2.05m)**

Fitted storage cupboards. Wall-mounted combi-boiler. Courtesy door to the garage. The Utility Room was formerly part of the integral garage and can be easily reverted back to the garage if desired.

**Sitting Room 12'10" x 12'2" (3.93m x 3.71m)**

Carpeted. UPVC double glazed window to the front aspect. Radiator.

**Ground-Floor W/C 5'9" x 3'0" (1.76m x 0.92m)**

Low-level W/C. Hand basin. Wood-paneling. Radiator.

**First Floor**

**Landing 16'9" x 6'4" (5.13m x 1.94m)**

Carpeted. Radiator. UPVC double glazed window to the front aspect.

**Bedroom One 15'9" x 12'9" (4.81m x 3.89m)**

UPVC double glazed window to the rear aspect. Carpeted. Radiator. Access to Walk-In Wardrobe & En-Suite.

**Bedroom One Walk-In Wardrobe 6'4" x 5'11" (1.95m x 1.81m)**

Fitted wardrobes. LED lighting.

**Bedroom One En-Suite 7'5" x 5'8" (2.27m x 1.75m)**

Walk-in double shower cubicle with thermostatic shower. Low-level W/C. Hand basin. Part-tiled walls. UPVC double glazed window to the side aspect. Tiled flooring.

**Bedroom Two 13'8" x 12'9" (4.19m x 3.89m)**

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

**Bedroom Three 12'2" x 10'6" (3.71m x 3.22m)**

UPVC double glazed window to the front aspect. Carpeted. Radiator.

**Bedroom Four 10'6" x 6'6" (3.21m x 2.00m)**

UPVC double glazed window to the front aspect. Carpeted. Radiator.

**Family Bathroom 10'5" x 9'4" (max) (3.20m x 2.87m (max))**

A stylish & contemporary bathroom suite comprising of double shower cubicle in the recess with thermostatic shower. Freestanding bathtub. Low-level W/C. Hand basin. Chrome heated towel rail. Part-tiled walls. Tiled floor. Extractor fan. UPVC double glazed window to the side aspect. LED lighting.

**External**

**Front Elevation**

Block-paved double driveway leading to integral single garage with electric roller shutter door. Garden area with artificial turf. Decorative gravel pathway with gated access to the Rear Elevation.

**Rear Elevation**

A private enclosed garden area with artificial turf. Raised decking area and summerhouse with power & lighting. Paved patio area providing ample outdoor seating / entertaining space.

**Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

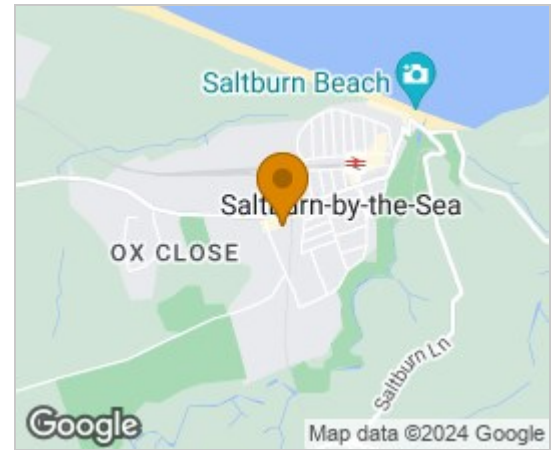
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

