



# Inglebys

Estate Agents



## 7 Fircroft Court

Loftus, TS13 4SP

**£375,000**



Located in a prominent position on a private development, a uniquely designed 6-bedroom executive residence, with generous living accommodation, and highest quality fixtures and fittings throughout. Rarely available, early viewing is advised.



Located in a Prime Residential Location on a Private Development on the outskirts of Loftus, close to Woodland and Coastal Walks, yet within walking distance to all local amenities and transport links. Constructed in 2008, to a bespoke specification, a 6 Bedroom, 4 Bathroom Executive Residence set over Three Floors. With High Quality Fixtures and Fittings throughout, including Oak flooring, doors, and staircases, no expense has been spared in creating this spacious and versatile family home. The property further benefits from underfloor heating throughout. Rarely available and presented to the highest standards throughout, early viewing is advised.

Tenure: Freehold  
Council Tax Band: F  
EPC Rating: C

**Entrance Hall 22'11 x 5'5 (6.99m x 1.65m)**  
Solid oak floor with oak staircase and banister

**Study 9'7 x 7'5 (2.92m x 2.26m)**  
uPVC window to the front aspect, solid oak floor, Solid oak door

**W/C 7'5 x 5'3 (2.26m x 1.60m)**  
Low level w/c, wash hand basin, oak flooring

**Living Room 21'22 x 12'5 (6.40m x 3.78m)**  
uPVC double glazed window, gas fire incorporated into a stone effect fire surround, fitted spot lights, carpet, double oak doors

**Dining Room 12'8 x 12 (3.86m x 3.66m)**  
Oak doors carpet

**Conservatory 12'2 x 12'1 (3.71m x 3.68m)**  
uPVC French doors leading to rear garden

**Kitchen 16'8 x 16 (5.08m x 4.88m)**  
uPVC window the rear aspect, range of grey wall base units and drawers, granite worktops, integrated fridge/freezer, gas hob, double electric oven, microwave, Karndean flooring

**Utility 7'8 x 6'4 (2.34m x 1.93m)**  
Range of grey wall and base units, granite worktops, Karndean flooring, courtesy door to the garage

**First Floor**

**Landing**  
uPVC double glazed window, oak banister, stairs to the second floor, carpet

**Bedroom One 21'5 x 12 (6.53m x 3.66m)**  
uPVC window to the front aspect, fitted wardrobes, carpet

**En-suite**

**Family Bathroom 21'5 x 6'4 (6.53m x 1.93m)**  
uPVC double glazed window to the front aspect, white panel bath, low level w.c, pedestal wash hand basin, spotlights extractor fan

**Bedroom Two 15'9 x 13'1 (4.80m x 3.99m)**  
uPVC double glazed window to the front aspect, fitted wardrobes

**Jack and Jill Ensuite 7'10 x 2'9 (2.39m x 0.84m)**  
uPVC window to the side aspect, shower cubicle, low level w.c and wash handbasin integrated into vanity unit, gloss tiled floor

**Bedroom Four 14 x 6'8 (4.27m x 2.03m)**  
uPVC window to the rear aspect, carpet to floor

**Bedroom Three 12'5 x 9'9 (3.78m x 2.97m)**  
uPVC window to the rear aspect, fitted wardrobes, carpet

**Second Floor**

**Landing**  
Velux window, eaves storage

**Bedroom Five 19'6 x 11'11 (5.94m x 3.63m)**  
uPVC double glazed window to the rear, fitted wardrobes, eaves storage, carpet

**Ensuite**  
Low level w.c, wash hand basin, corner shower cubicle

**Bedroom Six 13 x 12'11 (3.96m x 3.94m)**  
uPVC window to the rear aspect, and uPVC window to the side aspect, carpet

**Externally**

Integral Single Garage, with roller shutter door

**Front**

Double Drive and steps giving access to the Font Entrance, finished in Indian Stone

**Rear**

Generous enclosed private South Facing Rear garden with patio area

**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.

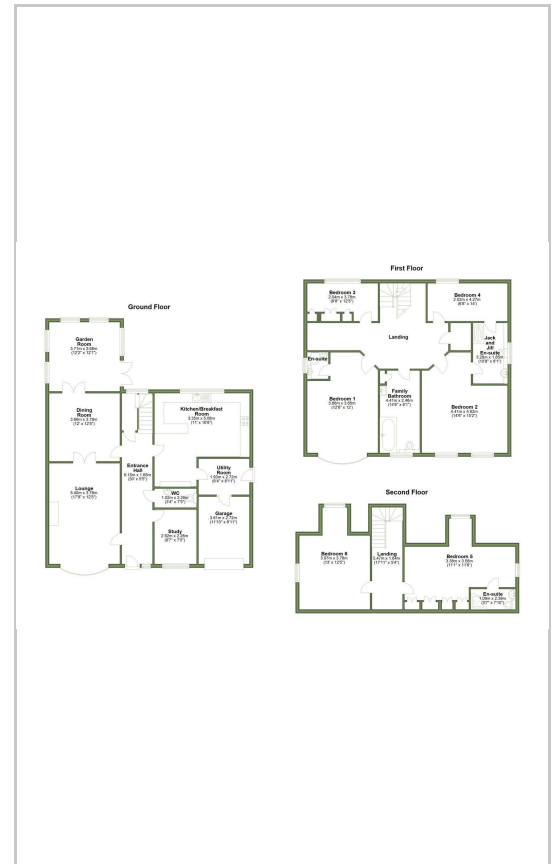
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

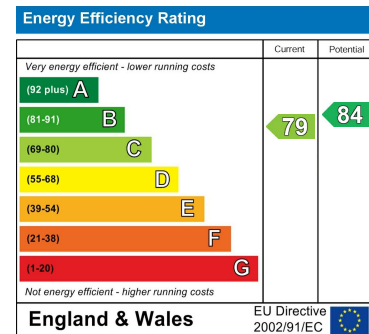
**Area Map**



**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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