



# Inglebys

Estate Agents



## 8 Redwood Drive

Saltburn-By-The-Sea, TS12 1PA

**£325,000**



A Deceptively Spacious, Extended three bedroom Detached Bungalow, Occupying a Pleasant Plot in a Popular Residential Location, with Uninterrupted Views to the Rear, Viewing Comes Highly Recommended.



Located towards the top of Redwood Drive, this three bedroom detached residence, has been extended to maximise the one level living space available, and offers three bedrooms, one of which has an en-suite wet room, two reception rooms, and a large conservatory to the rear. An extremely private enclosed rear with open views to the West of Saltburn, and along the coast. Offering versatility, and scope to extend (subject to necessary consents) this is a fantastic family home, or spacious retirement home, in a popular residential part of Saltburn By The Sea.

Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: Await EPC

### Entrance Hall

The property is accessed via the side aspect, through uPVC glazed door, and side panels, loft hatch leading to partially boarded loft room housing wall mounted combi-boiler, radiator

### Bedroom Three 9'5" x 8'5" (2.89m x 2.58m)

uPVC window to the front aspect, radiator, carpet

### Bedroom Two 13'1" x 11'10" (3.99m x 3.61m)

uPVC window to the front aspect, radiator

### Bedroom One 13'0" x 10'7" (3.98 x 3.23)

Fitted wardrobes, uPVC French doors to the side aspect, inner hall way to the en-suite wet room

### En-suite wet room 6'11" x 5'6" (2.13m x 1.68)

uPVC window to the side aspect, low level w.c, pedestal wash hand basin

### W/C 5'2" x 2'4" (1.58m x 0.73m)

uPVC window to the side aspect, low level w.c, wash hand basin

### Shower Room 6'3" x 5'1" (1.93m x 1.55m)

uPVC window to the side aspect, shower cubicle, wash hand basin on vanity unit, radiator

### Living Room 16'3" x 12'10" (4.96m x 3.93m)

uPVC sliding doors to the conservatory, radiator, arch to dining room

### Dining Room 13'9" x 8'7" (4.21m x 2.62m)

uPVC window to the rear aspect, radiator

### Kitchen 12'9" x 9'5" (3.89m x 2.89m)

Range of wood effect base, wall and drawer units, pantry cupboard, laminate work tops, sink and a half with mixer tap, electric oven, gas hob, plumbing for washing machine, radiator uPVC window to the side aspect, uPVC door to the conservatory

### Conservatory 22'3" x 8'5" (6.79m x 2.58m)

With views over the garden, and open fields

### Externally

Front Garden, driveway giving access to garage, lawned area

Enclosed West facing rear garden, with open aspect views, laid mainly to lawn, with a variety of trees and shrubs

### Detached Garage 16'11" x 8'11" (5.18m x 2.74m)

Brick built with electric roller door, power and lights

### 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.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

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.

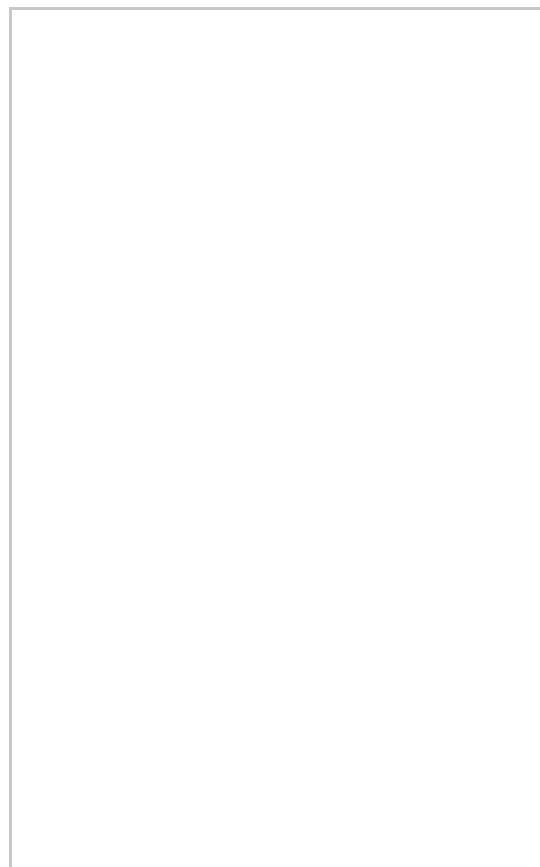
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Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
 Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	