



# Inglebys

Estate Agents



## 4 Coquet Close

Redcar, TS10 2QJ

**Offers Over £279,950**



\*\*\* Reduced to Encourage a Quick Sale\*\*\* Situated within Coquet Close, Redcar, an area synonymous with quality, a well appointed Four Bedroom Detached Family Home which would prove ideal for families with its enviable cul de sac position.



The brief layout comprises: Entrance Hall, Cloaks/WC, large Lounge/Diner, spacious Kitchen/Breakfast Room (which has been extended to cover part of the Garage). First Floor: Four Bedrooms (the Master with En-Suite Shower Room) and Family Bathroom. Externally, pleasant Gardens are provided to the front and rear, the latter having an open aspect, and the Garage (storage only) is approached by two single car driveways.

Tenure: Freehold  
 Council Tax: Redcar & Cleveland Band D  
 EPC Rating: C

Entrance uPVC sealed unit double glazed door to Entrance Hall with radiator, laminate flooring and access to Cloaks/WC.

Cloaks/WC Low flush WC, basin mounted in vanity unit, radiator, laminate flooring, uPVC sealed unit double glazed window.

Lounge/Diner 23'4" x 14'2" reducing to 9'8" (7.11m x 4.31m reducing to 2.94m) uPVC sealed unit double glazed window, uPVC sealed unit double glazed patio doors to Garden, two radiators, feature fire surround with inset gas living flame fire, laminate flooring to Diner.

Kitchen/Breakfast Room 16'3" x 16' reducing to 8'10" (4.95m x 4.87m reducing to 2.69m) comprising a range of cream fronted base and wall units with laminate worksurfaces, 1 1/2 bowl sink unit, cooker space, extractor over, fridge/freezer space, plumbing for automatic dishwasher, two uPVC sealed unit double glazed windows, uPVC sealed unit double glazed door to side, laminate tiled flooring, radiator, recessed spot lamps, walk in storage cupboard, access to Garage, wall mounted Baxi boiler.

First Floor Spacious Landing with airing cupboard and loft hatch, access via a retractable ladder to a part boarded loft space with light.

Bedroom 1 13'5" x 10'9" reducing to 9'4" (4.08m x 3.27m reducing to 2.84m) uPVC sealed unit double glazed window with an open aspect, radiator, access to En-Suite.

En-Suite Featuring glazed shower cubicle, pedestal basin.

Bedroom 2 10'9" reducing to 9'4" x 9'8" (3.27m reducing to 9'4" x 9'8" (3.27m reducing to 2.84m x 2.94m) uPVC sealed unit double glazed window, radiator.

Bedroom 3 10'1" x 7'8" (3.07m x 2.33m) with arch to Dressing Area, uPVC sealed unit double glazed window.

Bedroom 4 8' x 6'7" (2.43m x 2.00m) uPVC sealed unit double glazed window, radiator.

Bathroom Featuring a roll top bath with shower attachment and screen, pedestal basin, low flush WC, heated towel rail, laminate panelling, uPVC sealed unit double glazed window, heated towel rail, recessed spot lamps.

Externally Good sized rear Garden with an open aspect featuring patio, established lawns and borders, Garden Shed.

Garage, electric roller shutter door, laminate work surfaces, single drainer sink unit, plumbing for washing machine, approached by a paved and tarmac driveways. Garage is currently used for storage purposes, but is easily converted back for original use for vehicles.

**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.

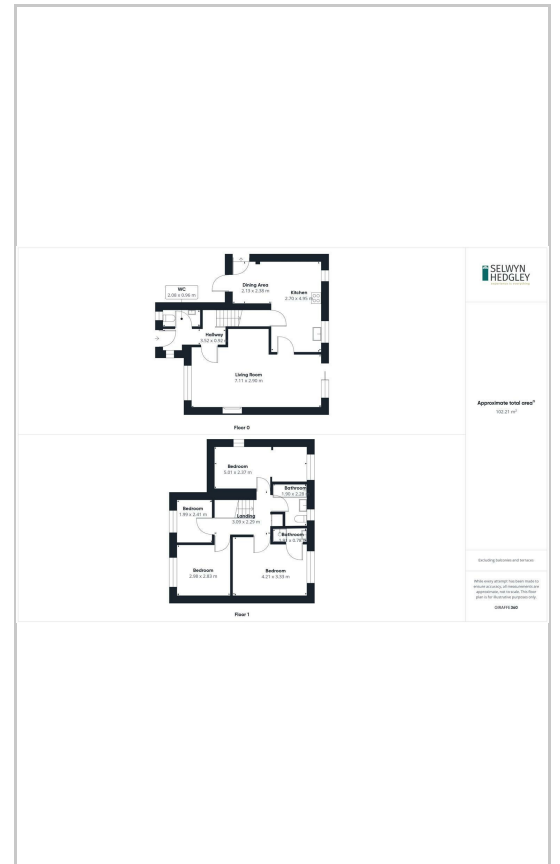
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

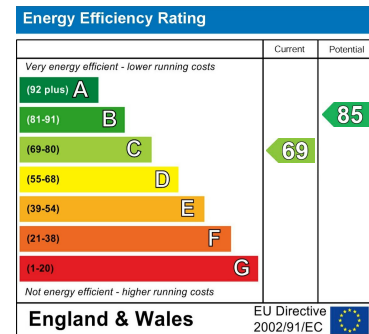
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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