



Inglebys

Estate Agents



16 The Fairway

Saltburn-By-The-Sea, TS12 1NH

£539,000



A spacious 4-bedroom detached family home in a highly sought after location, boasting front & rear gardens, and off-street parking via large driveway & double garage.



Welcome to The Fairway, Saltburn-By-The-Sea - a stunning 4-bedroom detached residence that exudes elegance and charm. This property boasts not only a prime location but also generous living spaces perfect for a growing family.

Upon entering, you are greeted by three reception rooms that offer versatility and ample space for entertaining guests or simply relaxing with loved ones. The four bedrooms provide comfort and privacy, ensuring everyone has their own sanctuary within this beautiful home.

With two bathrooms, busy mornings will no longer be a hassle, and the spacious accommodation throughout the house allows for seamless everyday living. The double garage and off-street parking for multiple cars are a rare find in Saltburn, providing convenience and security for your vehicles.

Situated in a sought-after neighbourhood, this property offers a peaceful retreat while still being close to local amenities and Saltburn's Town Centre. Complete with enclosed front & rear gardens, don't miss the opportunity to make this house your home and enjoy everything that The Fairway has to offer.

Tenure: Freehold.

Council Tax Band: Band-F.

EPC Rating: Awaiting New Certificate.

Entrance Vestibule 10'10" x 5'2" (3.32m x 1.60m)
UPVC double glazed French doors & windows to the front elevation. Tiled floor. Open archway to the Entrance Hall.

Entrance Hall 12'8" x 10'10" (max) (3.88m x 3.32m (max))
Carpeted. Staircase leading to the first floor. Under-stairs storage cupboard. Radiator.

Dining Room 12'10" x 12'3" (3.92m x 3.74m)
UPVC double glazed window to the front aspect. Carpeted. Radiator.

Living Room 18'2" x 12'10" (5.55m x 3.92m)
Carpeted. Marble fireplace incorporating electric fire & wooden surround. Radiator. Bi-folding doors open to the Conservatory.

Conservatory 12'10" x 10'0" (3.92m x 3.05m)
UPVC double glazed with French doors opening to the Rear Garden. Tiled floor.

Kitchen 12'2" x 11'5" (3.72m x 3.50m)
A range of wall, base & drawer units. Laminate worktops incorporating 1 1/2 bowl stainless steel sink with single drainer & mixer tap. Integrated eye-level double electric oven. Integrated 4-ring ceramic hob. Extractor hood. Integrated dishwasher. LED downlighting. UPVC double glazed window to the rear aspect. Radiator.

Utility 14'0" x 6'0" (4.28m x 1.83m)
UPVC double glazed door & window to the rear garden. Plumbing for washing machine. Access to the Workshop and Double Garage.

First Floor

Landing
UPVC double glazed window to the front aspect. Carpeted. Storage cupboard.

Bedroom One 12'11" x 11'3" (3.95m x 3.44m)
UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bedroom Two 12'11" x 10'0" (3.95m x 3.06m)
UPVC double glazed window to the front aspect. Carpeted. Radiator.

Bedroom Three 12'11" x 8'11" (3.95m x 2.74m)
UPVC double glazed window to the side aspect. Carpeted. Radiator.

Bedroom Four / Office 11'6" x 8'2" (3.51m x 2.51m)
UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Family Bathroom 9'2" x 8'1" (2.80m x 2.47m)
Walk-in corner shower cubicle. 2x hand basins in vanity unit. Panel bathtub with shower attachment. Low-level W/C. Bidet. Tiled floor & walls. LED downlighting. UPVC double glazed window to the side aspect. Chrome heated towel rail.

External

Front Elevation
Block-paved double driveway leading to double garage with electric roller shutter door. Enclosed garden laid to lawn with established borders & additional flowerbeds. Pathway leading to the Rear Elevation.

Rear Elevation
Block-paved patio with greenhouse & garden shed. Raised garden area laid to lawn with established borders and patio area around the perimeter of the lawn. Summerhouse, flowerbeds & a range of shrubs & greenery.

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.

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	

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.

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