



Inglebys

Estate Agents



11 Annan Gardens

Saltburn-by-the-sea, TS12 1PR

£525,000



Located in an exclusive cul-de-sac, a simply beautiful 4-bedroom detached family home presented to an immaculate standard throughout. Boasting front & rear gardens, off-street parking, and open-plan ground-floor layout, an exemplary family home.



Nestled in the charming Annan Gardens of Saltburn-by-the-Sea, this executive 4-bedroom detached family home has been finished to the highest of standards throughout with quality fixtures & fittings. Boasting an open-plan ground-floor layout, this property offers ample space for entertaining guests or simply unwinding with your loved ones.

With 4 generously sized bedrooms, one with en-suite, family bathroom & ground-floor W/C, this house provides the perfect blend of comfort and convenience for the whole family. With a high-end contemporary kitchen with centre island & floor-to-ceiling windows to the rear elevation, including integrated appliances, and beautifully decorated by the current owners, adding a touch of luxury to everyday living.

One of the standout features of this home is its south-facing, enclosed rear garden, providing a private oasis for relaxation and outdoor enjoyment. Parking will never be an issue with space for 3 vehicles via the double driveway & garage, ensuring both convenience and peace of mind.

Situated in a highly sought-after and exclusive location, this property offers easy access to all local amenities, Saltburn's Town Centre & transport links, making it a prime spot for those looking for both tranquility and convenience.

Don't miss out on the opportunity to make this stunning detached house your new family home in this desirable coastal town.

Tenure: Freehold.

Council Tax Band: Band-E.

EPC Rating: Awaiting New Certificate.

Hall 11'9" x 4'5" (3.59m x 1.37m)

Composite UPVC double glazed door to the front elevation. LED downlighting. Karndean flooring. Radiator. Courtesy door to the Garage.

Dining Area 20'8" x 8'7" (6.32m x 2.62m)

Karndean flooring continues from the Hall. LED downlighting. UPVC double glazed French doors & side panels open to the Rear Garden. Composite radiator. Stairs leading to the first floor. Open access to the Living Room & Kitchen.

Living Room 12'5" x 11'9" (3.80m x 3.59m)

Log-burning stove in the chimney breast. Karndean flooring. UPVC double glazed bay window to the front aspect. LED downlighting. Vertical radiator.

Kitchen 14'5" x 14'0" (max) (4.40m x 4.27m (max))

A beautiful, high-end fitted kitchen comprising of a range of floor-to-ceiling units with matching centre island with white marble worktop. In the centre island, an integral Belfast sink with chrome mixer tap and drainer grooves, dishwasher, and ceramic 5-ring electric hob. Integrated Siemens eye-level double-oven. Space for American fridge / freezer. LED downlighting. Karndean flooring. 2x floor-to-ceiling windows to the rear aspect overlooking the garden. UPVC double glazed French doors open to the rear garden. Vertical radiator. Access to Ground-Floor W/C.

Ground-Floor W/C 5'5" x 2'9" (1.66m x 0.86m)

Low-level W/C. Pedestal hand basin. Chrome heated towel rail.

Garage / Utility Area 16'8" x 8'6" (5.10m x 2.60m)

A range of wall & base units. Plumbing for washing machine & space for dryer. Stainless steel sink with single drainer & mixer tap. Electric roller shutter door to the front elevation.

First Floor

Landing

Carpeted. Storage cupboard.

Bedroom One 12'0" x 11'3" (3.66m x 3.43m)

Fitted wardrobes. LED downlighting. Carpeted. UPVC double glazed windows to the front aspect. Access to the En-Suite.

Bedroom One En-Suite 9'4" x 5'6" (2.87m x 1.68m)

Walk-in shower cubicle. Low-level W/C. Pedestal hand basin. Part-tiled walls. UPVC double glazed window to the side aspect. Chrome heated towel rail. Tiled floor. LED downlighting.

Bedroom Two 13'0" x 9'7" (3.98m x 2.94m)

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

Bedroom Three 11'3" x 10'4" (3.43m x 3.17m)

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

Bedroom Four 10'5" x 9'4" (3.20m x 2.86m)

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

Family Bathroom 7'10" x 5'10" (2.39m x 1.80m)

Panel bath with thermostatic shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. Part-tiled walls. Tiled floor. Extractor fan. UPVC double glazed window to the front aspect. LED downlighting. Chrome heated towel rail.

External

Front Elevation

Garden area laid to lawn with established borders featuring a variety of shrubs & greenery. Double driveway leading to single garage providing off-street parking for up to 3x cars. Gated access to the Rear Elevation.

Rear Elevation

A beautiful, south-facing private garden area laid to lawn with paved patio areas and outdoor seating space. Decorative gravel. Bin store & log store to the side elevation.

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.

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