



# Inglebys

Estate Agents



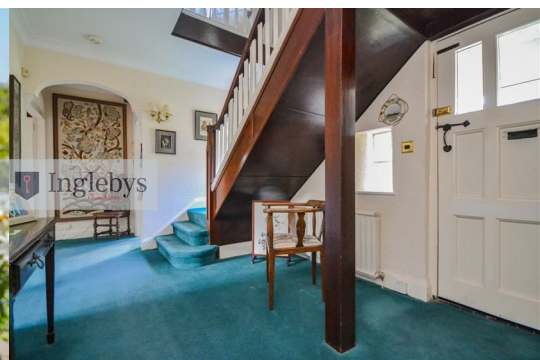
## 2 Laurel Road

Saltburn-By-The-Sea, TS12 1HU

**£650,000**



Situated in the highly sought after Laurel Road, Saltburn, a one-of-a-kind 3 / 4-bedroom detached family home with ample off-street parking & private rear garden.



Located in the highly sought after, prestigious Laurel Road, Saltburn-by-the-Sea, this bespoke 3 / 4-bedroom detached family home is a very rare find in the sales market. Boasting 3 reception rooms, 4 bedrooms (or 3 with an office), 2 bathrooms, additional ground-floor W/C and a spacious loft room, this property offers ample space for a growing family or those who love to entertain.

With parking for multiple vehicles via 2 driveways, and a detached garage, convenience is at the forefront of this home. The option to have a ground-floor bedroom or office adds flexibility to the layout, catering to various needs.

Step outside to find a splendid private rear garden, adorned with a variety of flowerbeds & greenery, creating a tranquil oasis perfect for relaxation or outdoor gatherings.

This bespoke family home exudes potential, offering a unique opportunity for the discerning buyer to make it their own. Situated in a highly sought-after location, this one-of-a-kind property is sure to capture the hearts of those seeking a special place to call home.

Tenure: Freehold.

Council Tax Band: Band-G.

EPC Rating: Awaiting New Certificate.

**Entrance Porch**

Glazed door to the front elevation. Wooden door opening to the Hall.

**Hall 18'3" x 9'7" (max) (5.58m x 2.94m (max))**

Staircase leading to the first floor. Carpeted. Radiator. Access to Ground-Floor W/C.

**Kitchen / Breakfast Area 22'10" x 10'0" (max) (6.96m x 3.07m (max))**

A range of wall, base & drawer units. Laminate worktops & breakfast bar, incorporating composite sink with single drainer & mixer tap. Space for Rangemaster cooker. Extractor hood. Karndean flooring. Dual-aspect with UPVC double glazed window to the front aspect and UPVC double glazed door & side panel to the rear. Exposed beams. Tiled splash-backs. Integrated dishwasher. Under-counter lighting. 2x radiators. Access to the Utility / Lobby.

**Lobby 6'8" x 5'2" (2.05m x 1.58m)**

Hardwood glazed door & side panels opening to the side elevation. Carpeted. Storage cupboard. Access to the Utility.

**Utility Room 8'0" x 5'2" (2.45m x 1.58m)**

Plumbing for washing machine & space for dryer. Stainless steel sink with single drainer. Carpeted. Hardwood glazed door to the rear garden.

**Dining Room 13'4" x 12'2" (4.07m x 3.72m)**

Carpeted. UPVC double glazed French doors & side panels opening to the rear garden. Wall lighting. Radiator.

**Snug 11'6" x 9'5" (max) (3.51m x 2.88m (max))**

L-shaped room. UPVC double glazed bow window to the front aspect. Carpeted. Radiator.

**Dining Area 13'4" x 11'6" (4.07m x 3.51m)**

UPVC double glazed window to the rear aspect. Exposed beams. Radiator. Carpeted. Open access & step down to the Living Area.

**Living Area 19'10" x 14'0" (6.07m x 4.29m)**

Log-burning stove in the chimney breast. Exposed beams. Carpeted. UPVC double glazed window to the front aspect. Access to the Office, and Conservatory.

**Conservatory 11'8" x 11'3" (3.57m x 3.45m)**

UPVC double glazed with French doors opening to the Rear Garden. Tiled floor.

**Office / Ground-Floor Bedroom 19'1" x 9'3" (5.84m x 2.83m)**

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

**Ground-Floor W/C 6'0" x 3'5" (1.83m x 1.05m)**

Low-level W/C. Hand basin. UPVC double glazed window to the front aspect.

**First Floor**

**Landing**

Carpeted. 2x UPVC double glazed windows to the front aspect. Stairs leading to the Loft Room.

**Bedroom One 17'5" x 11'5" (5.31m x 3.49m)**

2x UPVC double glazed windows to the side & rear aspects. Fitted wardrobes. Carpeted. Radiator. Access to the En-Suite.

**Bedroom One En-Suite 11'5" x 5'1" (3.49m x 1.56m)**

Low-level W/C. Panel bath with shower above. Glazed shower screen. Pedestal hand basin. Tiled walls. Vinyl flooring. LED downlighting. UPVC double glazed windows to the front & side aspects.

**Bedroom Two 12'7" x 12'1" (3.85m x 3.70m)**

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

**Bedroom Three 12'7" x 11'8" (3.85m x 3.56m)**

Fitted wardrobes. Carpeted. UPVC double glazed windows to the side & rear aspects. Radiator.

**Bathroom 9'10" x 9'4" (3.01m x 2.85m)**

Panel bath. Low-level W/C. Pedestal hand basin. Walk-in shower cubicle. UPVC double glazed windows to the front & side aspects. Vinyl flooring. Storage cupboard.

**Second Floor**

**Loft Room 23'1" x 9'8" (7.04m x 2.96m)**

Currently used as a craft room, a light & airy space with 2x large Velux windows to the rear aspect overlooking the garden. Eaves storage & access to the Store Room.

**Store Room 14'11" x 9'7" (4.56m x 2.94m)**

A second loft room currently used as storage.

**External**

**Front Elevation**

Garden area laid to lawn with established borders featuring a variety of mature shrubs, trees & greenery. Paved patio area. 2x driveways with one leading to a single detached garage. Gated access to the Rear Elevation.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

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

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