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107 Wheatlands Park

Redcar, TS10 2PG

Offers In The Region Of £480,000



Welcome to this stunning property located in the prestigious Wheatlands Park, Redcar. This detached house boasts a unique Canadian style design, setting it apart from the market.

Upon entering, you are greeted by three spacious reception rooms, property features three well-appointed bedrooms, fitted wardrobes or storage space, with a beautifully fitted modern bathroom, not to mention a recently fitted handmade kitchen with solid marble worktops.

One of the standout features of this property is the split-level design, adding character and charm to the home, parking will never be an issue with space for up to four vehicles on a printed concrete driveway, not to mention the beautifully manicured front and rear garden with summerhouses.

Don't miss the opportunity to own this exceptional property in a sought-after location.



With no expense spared throughout, this property has a little bit of everything! A spacious lounge with open plan dining room, onto a conservatory which overlooks the beautiful rear garden, the handmade kitchen really sets this property apart from anything else, with the advantage of a well proportioned utility room. An additional spacious reception room on the lower ground floor and additional storage to the rear lobby with access to the garage. There is also the potential to go further, with a full loft room accessed via the front bedroom! The property has to be seen to be truly appreciated!

Tenure: Freehold.

Council Tax Band: Band-E.

EPC Rating: D.

Hallway

Access the property to a front porch with Karndean flooring to a carpeted hallway with access to all three floors, single radiator.

Lounge 16'0" x 15'9" (4.88m x 4.82m)

A spacious and luxurious lounge which is open plan to the dining area, a sumptuous carpet and solid imported mahogany feature fire surround with solid marble backplate and hearth housing a gas real flame fire, a large bow window to the front aspect provides plenty of natural light to the room, the lounge also benefits from a large single radiator and recessed lighting with cornice to the ceiling and ceiling rose.

Dining Area 12'1" x 10'8" (3.70m x 3.27m)

Open plan from the lounge, there is Karndean flooring with cornice to the ceiling along with ceiling rose, wooden French doors provide access to the conservatory to the rear of the property and a single radiator.

Conservatory 15'8" x 11'5" (4.78m x 3.48m)

A beautifully presented conservatory with tiled flooring, blinds to all windows, fully insulated roof with Velux windows and downlights, double radiator and elevated views over the rear garden.

Kitchen 11'8" x 10'2" (3.56m x 3.11m)

A stunning hand-made kitchen, with solid wooden doors and drawer fronts finished in contrasting sage and cream colours, solid marble worktops and matching upstands, there has been no expense spared when this kitchen was installed, a new electric Aga range cooker and integrated fridge/freezer and dishwasher, a corner stainless steel sink with chrome gooseneck (boiling water) mixer tap, there are downlights to the ceiling and under counter lights to the wall units, 2 x uPVC windows to the rear aspect and double glazed door to the rear garden, there is a radiator to the seating area.

Lower Ground Floor

Sitting Room 19'9" x 9'3" (6.03m x 2.84m)

A spacious second sitting room, with carpet to the floor and window to the front aspect, there is a feature fire surround with electric built in fire, double radiator, coving to the ceiling and concealed lighting.

Downstairs WC

A white cloakroom suite with vanity to the basin and tiled splashback, uPVC window to the rear aspect.

Office/Study 7'11" x 5'6" (2.43m x 1.70m)

Currently used as an office, there is a range of fitted shelving with carpet to the floor, single radiator and uPVC window to the rear aspect.

Utility Room 8'11" x 8'0" (2.72m x 2.44m)

A large utility area with a range of fitted wall and base units finished with white shaker style doors, granite effect worktops and 1 1/2 bowl stainless steel sink/drainers with chrome mixer tap, plumbing for washing machine, chrome heated towel rail, a range of floor to ceiling storage cupboards, internal door to the rear of the garage, uPVC window to the rear aspect and double glazed door to the rear garden.

First Floor

Landing

Laid to carpet with 2 x storage cupboards, one housing the pressurised water tank which has been recently installed, and another cupboard allowing for storage.

Family Bathroom 8'3" x 8'2" (2.52m x 2.50m)

A beautifully fitted white bathroom suite with the bath set into the corner, twin wash basins both with vanity units, walk in enclosure with rainfall mixer shower and glass screen, tiled walls and clad ceiling with downlights and extractor.

Principal Bedroom 12'11" x 11'2" (3.94m x 3.41m)

A well proportioned principal bedroom, with carpet to the floor and coving to the ceiling, a range of fitted wardrobes and drawers with single radiator, uPVC window to the front aspect.

Bedroom 9'8" x 8'4" (2.97m x 2.55m)

Carpet to the floor, built in wardrobe, single radiator and uPVC window to the front aspect. There is a storage cupboard which also grants access to the loft room.

Bedroom 12'11" x 11'2" (3.94m x 3.41m)

Laminated stone effect flooring, a spacious bedroom with fitted wardrobe and sliding wardrobes, single radiator and uPVC window to the rear aspect.

Loft Room 21'2" x 12'0" (6.47m x 3.66m)

A spacious area with huge potential, this has been a very useful room to the current owners, ranging from a play room to hobby room, it is carpeted has lighting and electricity with huge storage to the eaves, the potential for the area is huge, but would be subject to certain building regulations and planning consents (if required).

Externally

Front.

A large garden to the front, both gardens have been meticulously looked after by the current owners with printed concrete driveways offering parking for multiple vehicles which leads to the garage with electric roller shutter door, light and electricity to the garage, there is external lighting to the driveway for the darker evenings, the garden has mature shrubs and laid to lawn.

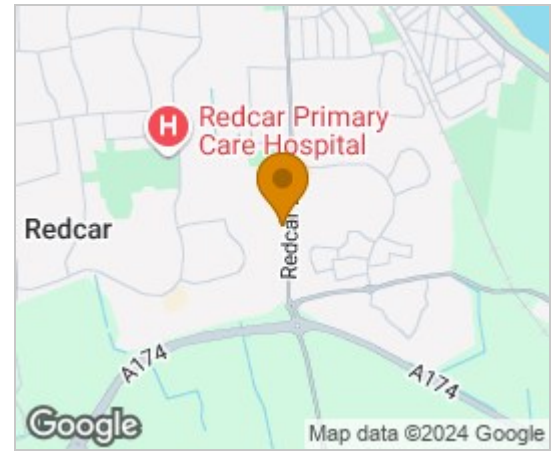
Rear.

A large rear garden which has paved patio areas along with honeycomb paved walkways through the planted garden area, there are two well proportioned summerhouses along with a garden shed, the majority of the rear garden is laid to lawn with established shrubs and plants, external lighting to the garden area really shows the garden off in the darker evenings. Side access from the front to the rear with gates.

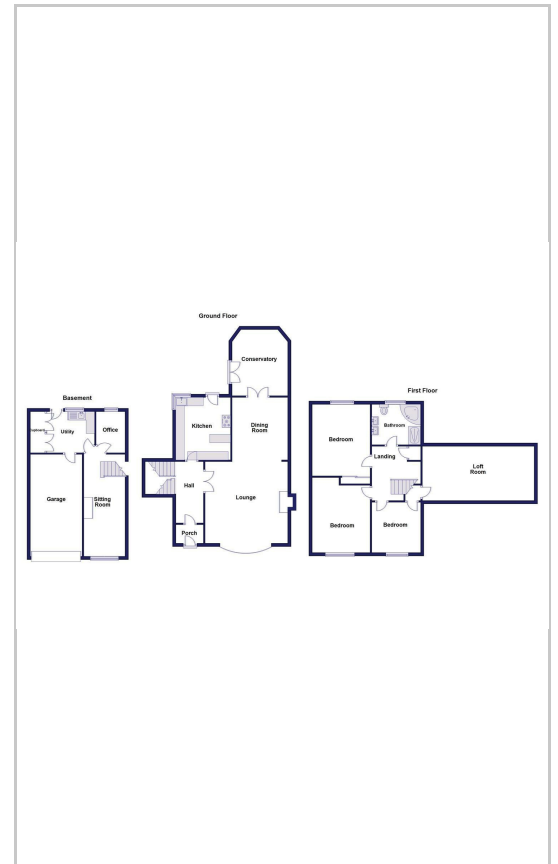
Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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