



# Inglebys

Estate Agents



## 17 Collingwood Chase

Brotton, TS12 2FG

**£285,000**



A very well presented and deceptively spacious bungalow, in a popular and modern development in Brotton.

With three well proportioned bedrooms, a conservatory, immaculate gardens, off street parking and a garage.

With its thoughtful design and practical layout, this bungalow is a wonderful opportunity for anyone looking to settle in a tranquil yet accessible location. Don't miss the chance to make this lovely home your own.





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

Entrance Hallway

Partially glazed uPVC entrance door.  
Two storage cupboards with one housing a water tank.

Living Room 12'0" x 12'11" (3.66 x 3.96m)

Electric fire with a feature surround.  
Double glazed window to the rear aspect.  
French doors opening to the Conservatory.  
Radiator.

Conservatory 11'3" x 10'11" (3.43 x 3.34)

Double glazed throughout.  
Ceramic tile flooring with under-floor heating.  
Double glazed door, opening to the rear garden.

Kitchen 12'0" x 9'9" (3.66 x 2.98)

Double glazed window to the rear aspect.  
Partially glazed door, opening to the rear garden.  
A range of fitted wall and base units with granite effect roll top work surfaces.  
Fully tiled walls.  
Integrated appliances including a single electric oven, hob, washing machine and fridge.  
Composite sink with mixer tap.  
Wood effect vinyl flooring.

Bedroom Three/Dining Room 9'9" x 9'11" (2.98 x 3.03)

Double glazed window to the side aspect.  
Radiator.

Bedroom One 11'11" x 11'9" (3.65 x 3.60)

Double glazed window to the front aspect.  
Built in wardrobes with sliding, mirrored doors.  
Radiator.  
Door giving access to the En suite.

En Suite 4'11" x 4'0" (1.52 x 1.22m)

Double glazed, frosted window to the side aspect.  
A three piece suite comprising of a low level WC, pedestal wash hand basin and glass shower cubicle.  
Fully tiled walls.

Bedroom Two 13'10" x 10'11" (4.24 x 3.35)

Double glazed window to the front aspect.  
Radiator.  
Built in storage cupboard with sliding, mirrored doors.

Detached Garage

With up and over door, power and light.

External

The front garden is mainly laid to lawn with a driveway to the side, providing off street parking for several vehicles.  
The private, enclosed rear garden is manly laid to lawn with a flag stone patio area.

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.

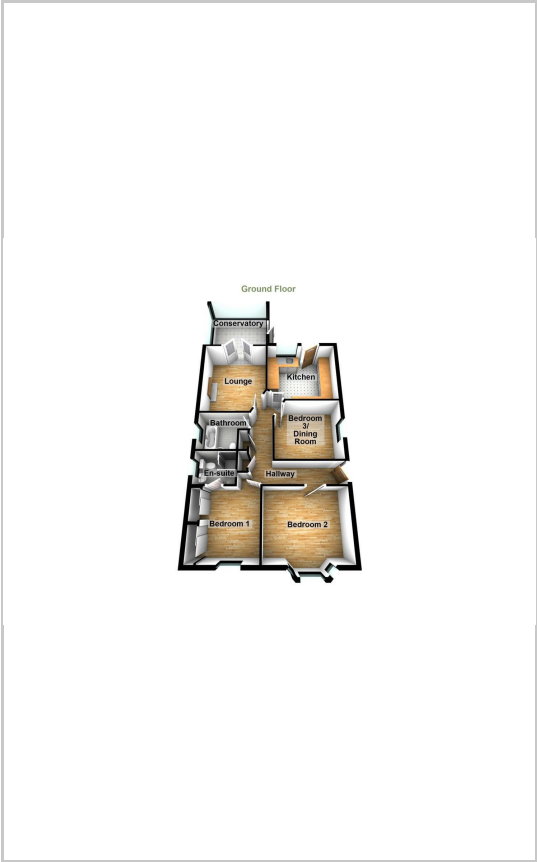
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

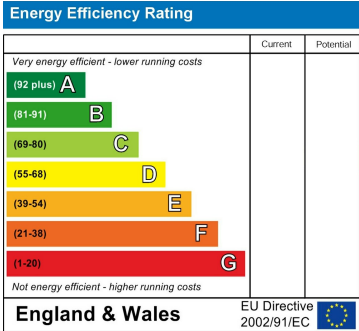
Area Map



Floor Plans



Energy Efficiency Graph



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