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Estate Agents



Jesmond House Beach Road

Carlin How, TS13 4EQ

£345,000



Offered for sale we have this fantastic, three-bedroom detached property with significant outside space and garden overlooking Skinningrove. With over £50,000 recently spent on significant refurbishment works throughout the property both inside and out you will not be disappointed.

Spacious living inside and out with huge further potential and opportunity this property just keeps giving!

From the spacious kitchen/dining, with patio doors out to a decking area overlooking the valley between Carlin How and Loftus, with views to Skinningrove to a luxury bathroom, spacious conservatory and lounge, not too mention three well proportioned bedrooms and a further two loft rooms this surely is a fantastic family home.

Outside there is a block paved driveway suitable for multiple vehicles with large double wooden gates, a huge garden which offers so much potential, a double garage and spacious garden room which has many uses, the property occupies approximately 0.2 acre.

Recently refurbished throughout with a new modern kitchen, bathroom and downstairs WC, insulated roof to conservatory, glass balustrade and Oak stair treads, new carpets throughout as well as insulated loft rooms and solar panels which are returning approx. £100 per month.

Don't miss out on this opportunity to view/purchase this fabulous family home...



Located on Beach Road in Carlin How with fabulous views, this property offers private spacious living throughout, the property is currently being finished off by the current owner but will be completed within the coming days. Only a short walk to Skinningrove and Cattersty beach, as well as only being a short drive or bus journey to other local seaside towns and villages Carlin How is centrally located for all buyers.

Tenure: Freehold

Council Tax: D

EPC Rating: C

Porch 9'9" x 8'2" (2.99m x 2.49m)

A large uPVC double glazed porch to the front of the property, tiled floor and windows to side and rear aspect, uPVC door to main property.

Hallway

With carpet to the floor, double radiator and part panelled walls, the new staircase has Oak stair treads with glass balustrade up the staircase and Oak handrails. Doorway to lounge, downstairs WC and kitchen.

Lounge 24'10" x 11'0" (7.59m x 3.36m)

A large, well-proportioned lounge with 2 x uPVC windows to the side aspects, wood effect laminated flooring, 2 x double radiators and brick effect chimney breast with the potential for the fitting of a wood burning stove and suitable chimney liner.

Kitchen/Diner 23'2" x 15'2" (7.07m x 4.63m)

Wow! A real bright and spacious kitchen/dining area where the wood effect laminated flooring continues through to the kitchen area with a new modern kitchen, high gloss grey doors and drawer fronts/rose gold handles with solid wood worktops and breakfast bar, tiled splashbacks, white enamel 1 1/2 bowl sink/drainer with brushed brass mixer tap, plumbing for washing machine, 5-ring gas stove to the chimney breast, downlights to the ceiling, uPVC window to the side aspect and patio doors which open to the decking area to the side aspect bringing the outside indoors, double radiator and double doors through to the conservatory.

Conservatory 13'10" x 11'3" (4.24m x 3.45m)

A well proportioned conservatory with views all around, again the flooring continues with double radiator and French doors to the rear garden, the conservatory has recently had a fully insulated roof fitted allowing this room to be used all the year round, lit via downlights.

Downstairs WC 3'6" x 2'11" (1.08m x 0.91m)

A downstairs WC with white cloakroom suite, navy blue fitting and vanity unit, window to the side aspect.

First Floor

Principal Bedroom 14'0" x 12'4" (4.29m x 3.78m)

A well sized, double bedroom with a range of fitted wardrobes and dresser, uPVC window to the side aspect, carpet to the floor, double radiator and door to the en-suite.

En-Suite 5'10" x 4'5" (1.78m x 1.37m)

With a white toilet, shower enclosure and electric shower, glass basin with chrome mixer, uPVC window to the side aspect.

Bedroom Two 12'7" x 11'9" (3.84m x 3.60m)

Another well proportioned double bedroom with carpet to the floor, double radiator and uPVC window to the side aspect.

Bedroom Three 11'5" x 11'3" (3.48m x 3.44m)

A third double bedroom, with carpet to the floor, double radiator and uPVC window to the side aspect.

Family Bathroom 12'10" x 8'5" (3.92m x 2.57m)

Beautifully updated with a freestanding sloped bath, brass tap/shower fittings, large double walk in shower enclosure with mixer shower and brass fittings, white toilet and basin with white gloss vanity unit, the walls and floors have been tiled with white marble effect tiles and cladding to the shower and downlights. White tower radiator and uPVC window.

Loft Room 1 17'4" x 9'6" (5.29m x 2.90m)

Accessed by a full staircase from the landing, the first room is insulated with two Velux windows and is currently being plastered.

Loft Room 2

Currently unfinished and will be left for new owners to do with what they will.... But again offers further potential.

Externally

Front.

There are double gates off the main road to a large parking area suitable for 4+ vehicles which has been finished with block paving, a fish pond with steps down to the rear garden. There is a large double garage which is inaccessible (currently) from the driveway which could be sorted by negotiation with the vendor.

Rear.

A huge garden area which is enclosed by wooden fences and views over the valley, the garden is in the process of being re-landscaped and benefits from a large garden room, which has multiple uses, this is an L-shaped building approximately 10 metres long and 5 metres deep.

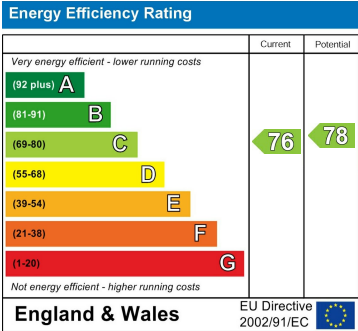
Area Map



Floor Plans



Energy Efficiency Graph



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