



32 Carvers Court

Brotton, TS12 2XN

£330,000



A beautifully presented 4-bedroom detached family home in a sought-after location, boasting breathtaking views, enclosed south-facing garden, and ample off-street parking.



This impressive four-bedroom detached home offers a rare opportunity to secure a property in one of Brotton's most desirable locations, perfectly combining modern family living with spectacular surroundings.

The property enjoys stunning sea and countryside views, best appreciated from the south-facing enclosed rear garden with raised decking.

Inside, the accommodation is bright and versatile, featuring two generous reception rooms and a stylish kitchen with breakfast area, designed with both everyday comfort and family gatherings in mind. Upstairs, four well-proportioned bedrooms provide plenty of space for the growing family, complemented by modern family bathroom facilities. Complete with the added peace of mind of full alarm & CCTV system along with 3x outdoor security lights.

Externally, the home benefits from a double driveway and single garage, ensuring ample parking and storage. The rear garden is fully enclosed, making it perfect for children and pets, while also offering a private outlook over the exceptional views.

Situated within easy reach of local shops, well-regarded schools and excellent transport links, this property offers a superb balance of convenience and lifestyle, making it a perfect long-term family home.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-E.

EPC Rating: C.

Entrance Vestibule 5'0" x 4'11" (1.54m x 1.50m)
UPVC double glazed door & side panel to the front elevation. Radiator. Access to Ground-Floor W/C & double doors open to the Hall.

Ground-Floor W/C 4'11" x 4'4" (1.50m x 1.34m)
Low-level W/C. Radiator. Hand basin. Part-tiled walls. UPVC double glazed frosted window to the front aspect.

Hall 15'1" x 9'8" (4.60m x 2.97m)
Stairs leading to the first floor. Radiator. Access to the Sitting Room & Dining Area, Living Room & Kitchen.

Kitchen & Breakfast Area 18'11" x 10'4" (5.77m x 3.15m)
A beautiful, light & airy fitted kitchen comprising of a range of wall, base & drawer units. Laminate worktops incorporating stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & gas hob. Extractor hood. Integrated fridge, freezer & dishwasher. Space for dining table. LED downlighting. Radiator. Storage cupboard. Courtesy door to the Garage. UPVC double glazed window to the rear aspect & door opening to the side aspect.

Sitting Room / Dining Area 20'4" x 13'8" (6.20m x 4.17m)
Carpeted. UPVC double glazed bow window to the front aspect. Radiator. Space for dining table.

Living Room 23'5" x 15'1" (7.14m x 4.60m)
Large living room with stunning views to the rear aspect. Carpeted. Gas fire in the chimney breast. UPVC double glazed window & French doors to the rear aspect overlooking the garden and views beyond. Radiator.

First Floor

Landing
Carpeted. Radiator. UPVC double glazed window to the front aspect. Loft hatch.

Bedroom One 14'4" x 14'3" (4.39m x 4.35m)
Carpeted. UPVC double glazed window to the rear aspect offering elevated views of the sea and surrounding countryside. Fitted wardrobes & bedroom furniture. Radiator. Open archway to the En-Suite.

Bedroom One En-Suite 12'7" x 3'10" (3.86m x 1.18m)
Low-level W/C. Hand basin with vanity unit. Walk-in double shower cubicle. Chrome heated towel rail.

Bedroom Two 12'7" x 11'8" (3.86m x 3.57m)
Fitted sliding wardrobes. UPVC double glazed window to the front aspect. Carpeted. Radiator.

Bedroom Three 13'8" x 11'8" (4.17m x 3.57m)
Carpeted. UPVC double glazed window to the front aspect with sea views. Radiator. Fitted walk-in wardrobe.

Bedroom Four 14'3" x 9'1" (4.35m x 2.77m)
Fitted sliding wardrobes. Carpeted. UPVC double glazed window to the rear aspect with sea & country views. Radiator.

Family Bathroom 14'3" x 8'8" (4.35m x 2.65m)
Walk-in double shower cubicle with thermostatic shower. 2x hand basins. Freestanding bathtub with shower attachment. Low-level W/C. Tiled walls. LED downlighting. Storage cupboard. UPVC double glazed frosted window to the rear aspect.

External

Front Elevation
Block-paved double driveway leading to single integral garage, offering ample off-street parking. Enclosed garden laid to lawn. Gated access to the Rear Elevation.

Rear Elevation
A beautiful enclosed rear garden, laid to lawn with established borders, mature shrubs & greenery. Pathway leading to a raised decking area boasting stunning elevated views of the sea & surrounding countryside. Greenhouse, garden shed & pond.

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.

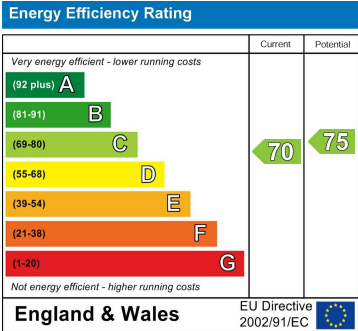
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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