



# Inglebys

Estate Agents



## 46 Wilton Castle

Wilton, TS10 4FB

**Price Guide £189,995**



Welcome to this charming property located in the much sought after location of Wilton Castle and golf club in Wilton near Redcar. Immaculately presented throughout, and well maintained by the current owners, this two bedroom cottage really does offer someone the opportunity to live in the luxurious and peaceful surroundings of Wilton Castle.

The property benefits from a spacious lounge/dining area which has a fantastic view over the grounds and woodland, A split level property the lounge is to the rear with a ground floor bedroom, kitchen and WC, the principal bedroom is to the first floor along with a family bathroom. The property also benefits from the security of a gated perimeter, with secure access.



Welcome to this delightful end of terrace cottage, you will not be disappointed by this gem of a property! Offering gas central heating (combi fitted within the last 24 months) and double glazed units throughout, the views over the lawns and woodland which are taken care of within the management costs are fabulous, the property also benefits from an EV charger to the front, along with two allocated parking bays. A beautifully presented fitted kitchen with integrated appliances with an equally impressive family bathroom really cap this lovely home off.

Tenure: Leasehold with a share of the freehold

Council Tax Banding: D

Energy Performance Rating: C

**Hallway**

With carpet to the floor, access to the downstairs WC, Kitchen, Bedroom and staircases leading to other living areas, single radiator.

**Kitchen 9'3" x 9'2" (2.82m x 2.80m)**

With effect vinyl flooring there are a range of wall and base units finished with shaker style cream doors and drawer fronts, woodblock effect worktops, tiled splashbacks, 1 1/2 bowl black granite effect sink/drainer with mixer tap, uPVC window to the front aspect, ceramic hob with stainless steel electric oven and matching cooker hood, integrated washing machine, dishwasher and fridge freezer with a fitted wine cooler, wall mounted Worcester combination boiler, single radiator and door to under-stairs storage cupboard.

**Downstairs WC**

A white cloakroom suite (WC and basin) with tiled floor, part tiled walls and extractor fan.

**Bedroom to ground floor 12'4" x 9'5" (3.77m x 2.88m)**

An L-shaped double bedroom with wood effect laminated flooring, part wooden panelled walls, single radiator and uPVC window to the front aspect.

**Lounge/Dining Area 22'10" x 14'5" (6.98m x 4.40m)**

From the staircase to the rear of the hallway you enter an open plan lounge/dining area with the whole rear glazed with views over lawns and woodland, wood effect laminated flooring, 2 x double radiators, part wood panelling to the walls, uPVC windows and French doors to the rear gardens and patio.

**First Floor**

**Principal Bedroom 12'4" x 11'4" (3.76m x 3.46m)**

The principal bedroom benefits from a built in wardrobe, wood effect laminated flooring, part wooden panelling to the walls, single radiator and uPVC window to the front aspect.

**Family Bathroom 10'10" x 5'10" (3.32m x 1.79m)**

A well proportioned family bathroom finished with white bath suite and separate shower enclosure with mixer shower, vanity unit to the basin, chrome heated towel rail, tiled walls and downlights to the ceiling, uPVC window to the front aspect.

**Externally**

Front.

2 x parking bays with EV charging point.

Rear.

A spacious sun drenched paved patio area with open views to the lawns and woodland.

**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.

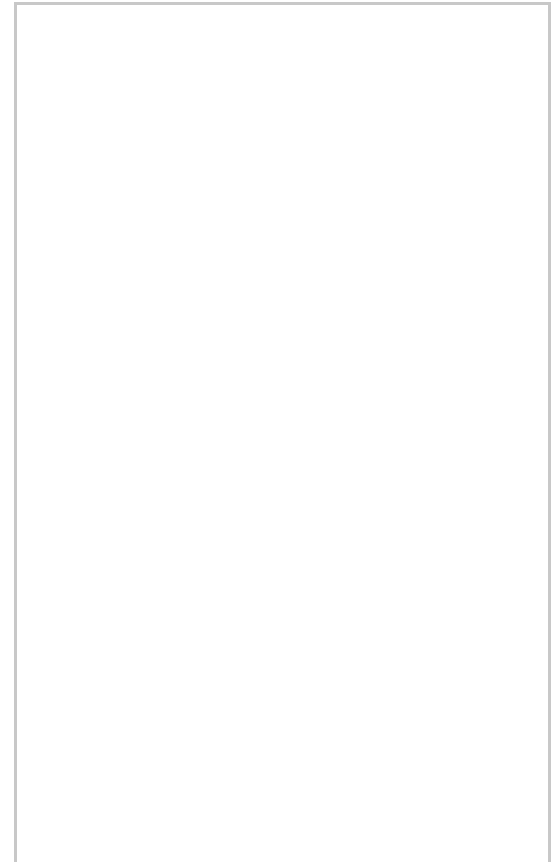
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

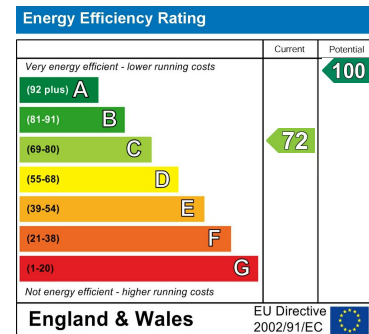
**Area Map**



**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
 Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com