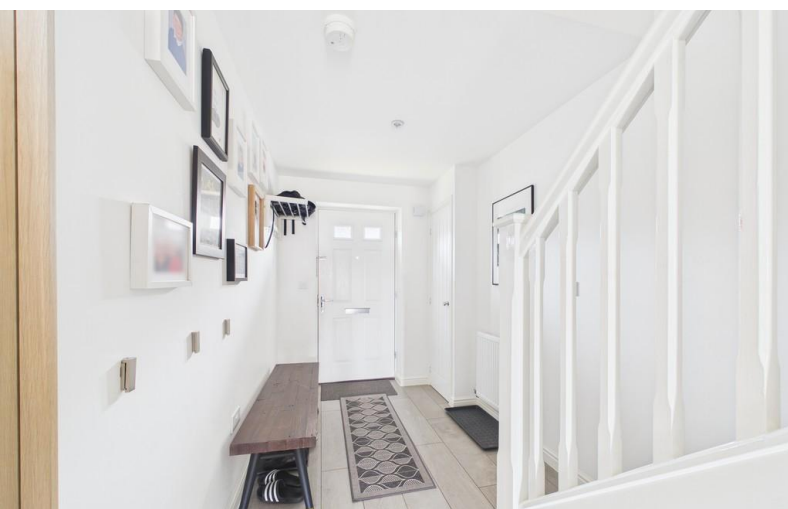


FOR SALE



Corby Dales Close, Saltburn

4 Bedrooms, 2 Bathroom, Detached House

£325,000



Corby Dales Close, Saltburn

4 Bedrooms, 2 Bathroom

£325,000

- Good Size Family Home
- Open Plan Kitchen Diner
- Utility Room
- Ground Floor WC
- Ensuite to Main Bedroom & Family Bathroom

FULL DESCRIPTION Martin & Co welcome to the market this lovely home this is situated just moments from the sea, this beautifully presented four-bedroom home offers the perfect blend of coastal living and modern comfort. Boasting spacious and versatile accommodation throughout, the property is ideal for families, holiday living, or those seeking a peaceful retreat by the water.

With light-filled interiors, generous bedrooms, and well-appointed living spaces, the home is designed for both relaxation and entertaining. The proximity to the shoreline allows you to enjoy scenic walks, fresh sea air, and stunning surroundings right on your doorstep.

This is a rare opportunity to acquire a substantial home in a highly desirable coastal location. Call Martin & Co 01287 631254 to arrange your viewing today.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL Composite entrance door, central heating radiator, tiled flooring, two storage cupboards and stairs leading to the first floor.

LIVING ROOM 14' 6" x 11' 8" (4.43m x 3.58m) To front aspect. Inset lighting, carpet flooring, central heating radiator and uPVC bay window.

OPEN PLAN KITCHEN DINER 10' 11" x 18' 6" (3.33m x 5.65m) To rear aspect. Range of wall, base and drawer units with white gloss fascias and lighting to kickboards, 1.5 bowl stainless steel inset sink unit, mixer tap, quartz work surfaces with matching splash back, 5 ring gas hob, built in electric double oven, stainless steel extractor hood, integrated fridge freezer,





integrated dishwasher, concealed Ideal combi gas central heating boiler, tiled flooring, inset lighting, central heating radiator, uPVC window and uPVC French doors leading to rear garden.

UTILITY Base units with white gloss fascias, quartz work surfaces with matching splash back, integrated washing machine, tiled flooring and inset lighting.

WC Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, extractor, tiled flooring and heated towel rail.

FIRST FLOOR

LANDING With storage cupboard, carpet flooring and loft access hatch.

BEDROOM ONE 11' 8" x 10' 7" (3.57m x 3.25m) To front aspect. Central heating radiator, carpet flooring, built-in wardrobe and uPVC window. Door leading to ensuite.

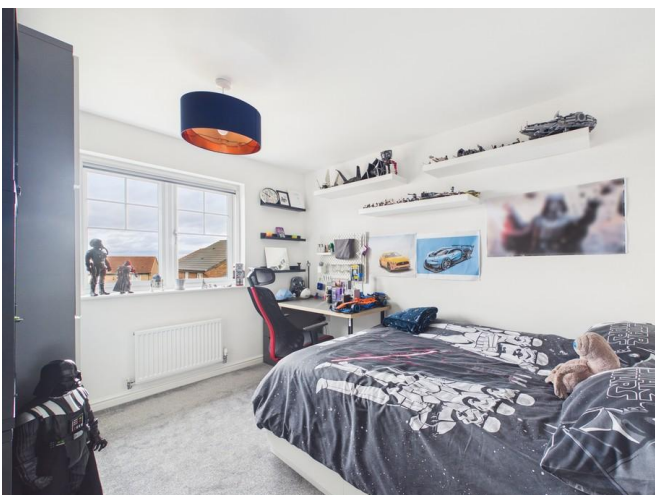
ENSUITE Fully tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, glazed shower cubical with dual shower over, extractor, tiled flooring and heated towel rail.

BEDROOM TWO 11' 4" x 9' 1" (3.47m x 2.79m) To rear aspect. Central heating radiator, carpet flooring and uPVC window with sea views.

BEDROOM THREE 8' 0" x 9' 1" (2.44m x 2.78m) To rear aspect. Central heating radiator, built-in wardrobes, carpet flooring and uPVC window with sea views.

BEDROOM FOUR 7' 1" x 9' 3" (2.18m x 2.84m) To front aspect. Central heating radiator, carpet flooring and uPVC window.

BATHROOM Fully tiled. White suite comprising: low level WC with push button flush, pedestal inset wash hand basin, panelled bath with shower over, glazed



side screen, extractor, laminate flooring and heated towel rail.

EXTERNALLY

GARDENS The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is mainly laid to lawn with decked areas. Cold water external tap.

DRIVEWAY Providing parking for multiple cars .

GARAGE With up and over door, power and light.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

