



# Inglebys

Estate Agents



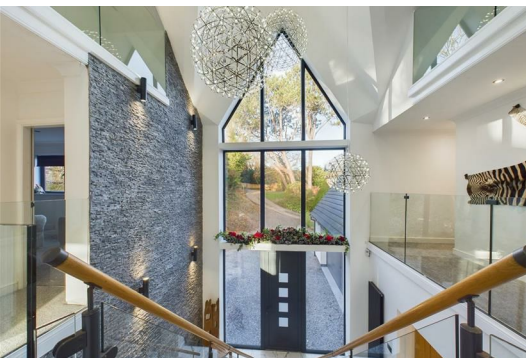
## Valley View, Victoria Terrace

Overdene Saltburn-By-The-Sea, TS12 1JH

**Offers Over £1,100,000**



A stunning, bespoke 6-bedroom detached residence, with ample off-street parking, gardens, and woodland backdrop. Presented to an immaculate standard throughout, this beautiful family home must be viewed to be truly appreciated.



An exceptional 6-bedroom detached residence, exuding contemporary elegance and timeless style, nestled within one of Saltburn's most prestigious enclaves. Externally finished in immaculate white render with striking anthracite grey windows and doors, the property is approached via a sweeping private driveway, providing ample & secure parking with the inclusion of the integral double garage.

Set against a backdrop of mature woodland, this truly unique family home enjoys a remarkable sense of seclusion and tranquility with a beautifully landscaped rear garden, providing complete privacy. Inside, every detail has been meticulously considered, with bespoke finishes, high-specification fixtures, and refined interiors throughout - creating a residence of rare quality, designed for luxurious modern family living.

Tenure: Freehold.

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

EPC Rating: D-Rating.

**Hall**

Vaulted entrance hall. Composite anthracite grey UPVC double glazed door & side panels to the front elevation with floor-to-ceiling windows above. Grand staircase with glass balustrades leading to the first floor & galleried landing. Marble floor tiles. Wall lighting. Composite vertical radiator. Double oak doors open to the Living Room.

**Living Room 29'3" x 19'5" (8.92m x 5.94m)**

Herringbone-style tiled floor. Tri-folding anthracite grey doors open to the side & rear aspects. Multi-fuel stove. LED ceiling lighting. Radiator.

**Kitchen / Breakfast Room 29'4" x 16'1" (8.95m x 4.91m)**

A range of high quality fixtures & fittings, including wall, base & drawer units. Ceramic marble tiled floor with matching centre island. 3x integrated eye-level electric ovens, with separate 5-ring gas hob in the centre island with floating extractor hood above. Integrated fridge, freezer & wine cooler. Dishwasher. LED downlighting. Double glazed window to the front aspect & tri-folding doors to the rear aspect. Radiator.

**Utility Area 17'3" x 4'10" (5.27m x 1.49m)**

Plumbing for washing machine & space for dryer. Cloak cupboard. Worktop area & sink. Courtesy door to the garage.

**Snug 12'9" x 9'5" (3.91m x 2.88m)**

UPVC double glazed window to the rear aspect. Carpeted. Wall-mounted electric fire. Radiator.

**Cloak Room**

Accessed from the main hall, with access to ground-floor W/C.

**Ground-Floor W/C**

Low-level W/C. Hand basin.

**First Floor**

**Galleried Landing**

A beautiful, light & airy galleried landing area providing access to all first floor rooms with staircase leading to the second floor. Glass balustrades overlooking the Hall. Carpeted. LED downlighting.

**Bedroom One (Principal Suite) 19'5" x 10'11" (5.92m x 3.33m)**

Carpeted. LED downlighting. Radiator. Large sliding doors open to the Balcony. Access to the Walk-in-Wardrobe, and En-Suite.

**Bedroom One Balcony 12'6" x 5'2" (3.82m x 1.60m)**

Decked balcony with glass balustrades, overlooking the rear garden & woodland.

**Bedroom One Walk-in-Wardrobe 16'1" x 6'0" (4.92m x 1.85m)**

LED downlighting. Carpeted. Access to the En-Suite.

**Bedroom One En-Suite**

2x hand basins. Rolltop bath. Low-level W/C. Walk-in shower cubicle. LED downlighting. UPVC double glazed window to the side aspect.

**Bedroom Two 26'0" x 13'5" (7.93m x 4.11m)**

Carpeted. LED downlighting. Rolltop freestanding bathtub. UPVC frosted double glazed window to the front aspect. Mosaic-tiled floor. 2x Velux windows to the side aspect. Chrome heated towel rail. Access to En-Suite.

**Bedroom Two En-Suite**

Low-level W/C. Hand basin.

**Bedroom Three 16'3" x 12'2" (4.96m x 3.72m)**

Carpeted. UPVC double glazed window to the front aspect. Radiator. LED downlighting. Access to Walk-in-Wardrobe & En-Suite.

**Bedroom Three Walk-in-Wardrobe 6'3" x 5'4" (1.92m x 1.65m)**

Carpeted.

**Bedroom Three En-Suite**

Low-level W/C. Hand basin. LED downlighting. Rolltop bath. Heated towel rail. UPVC double glazed window to the side aspect.

**Bedroom Four 16'3" x 12'11" (4.97m x 3.96m)**

UPVC double glazed window to the rear aspect. Carpeted. Radiator. LED downlighting.

**Sauna / Shower Room**

2x Hand basins. Walk-in double shower cubicle. Sauna. Low-level W/C. UPVC double glazed window to the rear aspect. LED downlighting. Heated towel rail.

**Second Floor**

**Landing**

Galleried landing with glass balustrades overlooking the Vaulted Hall below. Carpeted. Access to all second floor rooms.

**Bedroom Five 18'9" x 16'6" (5.73m x 5.04m)**

Currently used as a study. Carpeted. LED downlighting. Radiator. Access to the Balcony, and En-Suite.

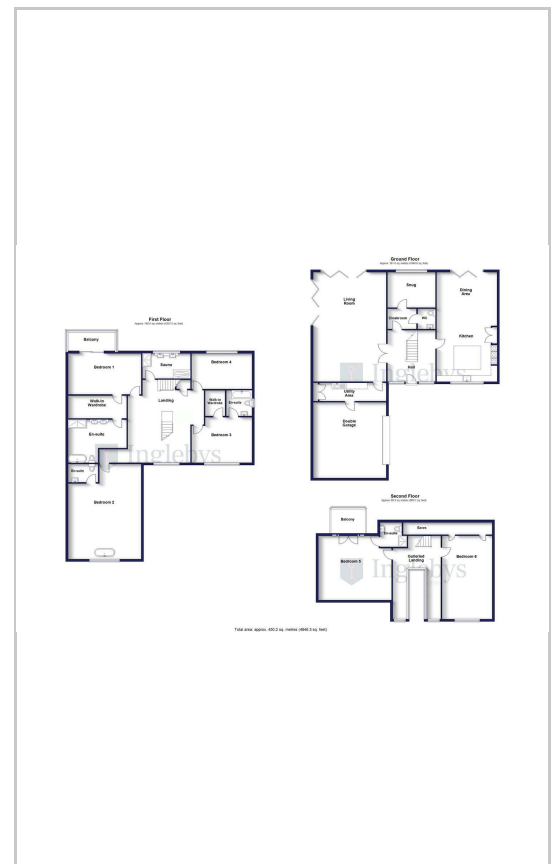
**Bedroom Five Balcony**

Sheltered, and overlooking the rear garden & woodland.

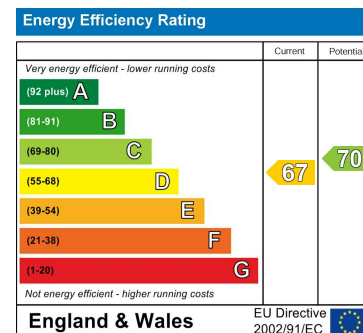
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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