



**15 Elder Grove**  
Redcar, TS10 2SR

**£400,000**

**Energy Rating : C**



# 15 Elder Grove

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## Description

Have you been searching for your perfect family home then have a look at what this absolutely stunning 4 double bedroom detached house has to offer! The current sellers have taken the absolute pinnacle of a modern build bursting with modern comforts to new heights, going above & beyond with their efforts to upgrade the property. All in all a stunning modern build finished perfectly by the current sellers creating the most spectacular home bursting with the very highest of quality finishes & offering plenty out of the ordinary and all topped off with a beautifully landscaped private rear garden. From the very first moment you arrive at this imposing and beautiful home you simply cannot fail to be impressed! The property benefits from gas central heating and uPVC double glazing, elegantly comprising; entrance hall, downstairs cloaks/WC, living room, play room, stunning heart of the home fitted kitchen with opening to both the dining room & family room. To the first-floor; master bedroom with luxury en-suite shower room/WC, en-suite second bedroom, two further double bedrooms & family bathroom/WC. Externally; double width driveway, integrated garage (has been reduced in size to accommodate the playroom), mature front garden and beautifully landscaped rear garden which affords complete privacy.

## Accommodation

### Entrance Hall

Upvc double glazed entrance door to the front with adjacent glazed surround. Stylish tiled flooring, radiator, attractive spindle staircase to the first floor and independent access to all rooms.

### Downstairs Cloakroom/WC

Modern white suite comprising of a push button wc, vanity wash hand basin with mixer tap and base storage. Half tiled walls, stylish LVT flooring, downlights and an extractor unit.

### Living Room 11' 2" x 16' 4" (3.40m x 4.97m)

Upvc double glazed window to the front, stylish radiator and decorative ceiling coving.

### Stunning Fitted Kitchen 24' 5" x 9' 8" (7.44m x 2.94m)

Stunning and quality range of tall, wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Porcelain inset sink unit with mixer tap, integrated dishwasher, integrated washing machine, integrated dryer and space for an American fridge freezer. Built in double oven with induction hob, glazed splash back and cooker hood over. Vertical radiator, downlights, stylish tiled flooring and upvc double glazed window and entrance door to the rear. Opening to both the family room and the dining room.

### Family Room 9' 9" x 11' 5" (2.97m x 3.48m)

Upvc double glazed french doors to the rear, vertical radiator, stylish tiled flooring and decorative ceiling coving.

### Dining Room 7' 8" x 10' 2" (2.34m x 3.10m)

Upvc double glazed french doors to the rear with adjacent glazed surround, upvc double glazed window to either side, stylish tiled flooring and a radiator.

### Playroom 10' 3" x 16' 9" (3.12m x 5.10m)

Upvc double glazed window to the front, radiator and downlights.

## First Floor

### Landing

Attractive spindle balustrade, useful storage cupboard and independent access to all rooms and to the loft space.

### Master Bedroom 18' 3" x 9' 10" (5.56m x 2.99m)

Two upvc double glazed windows to the front, double radiator and access to the en-suite.

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## Luxury En-Suite Shower Room

Fully tiled modern white suite comprising of a double walk in shower cubicle with dual overhead attachments. Vanity wash hand basin with waterfall mixer tap, push button wc, chrome towel radiator, extractor unit and a upvc double glazed window to the rear.

## Bedroom 2 15' 2" x 11' 2" (4.62m x 3.40m)

Upvc double glazed window to the front, single radiator and access to the en-suite.

## En-Suite Shower Room

Modern white suite comprising of a shower cubicle, pedestal wash hand basin, low flush wc, single radiator, tiled surrounds and a upvc double glazed window to the front.

## Bedroom 3 10' 10" x 9' 5" (3.30m x 2.87m)

Upvc double glazed window to the rear, single radiator and fitted wardrobes.

## Bedroom 4 11' 4" x 11' 4" (3.45m x 3.45m)

Upvc double glazed window to the rear and single radiator.

## Family Bathroom/WC

Modern white suite comprising; panel bath with mixer tap & handheld shower attachment, pedestal wash hand basin, low-flush WC, half tiled walls and radiator. Extractor unit, stylish LVT flooring and upvc double glazed window to the rear.

## Externally

### Driveway

Double width driveway leading to the integral garage.

### Integral Garage

Up and over door, power/light, rear courtesy door. The garage has been reduced in size to accommodate the playroom.

## Gardens

The front garden is laid to an open mature lawn with attractive borders of shrubs, plants and trees. The rear garden enjoys a fantastic degree of privacy and is larger than average beginning with a decked patio area before extending to a lawned area with attractive borders of shrubs and plants. Further boasting a back play area, full length garden shed and side access gate.

## Council Tax Band

Council tax band :- E

## Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

## Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

## Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



## Energy rating and score

This property's energy rating is C. It has the potential to be B.  
See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 50

## Viewing Arrangements

Tel: 01287 630733

Email: redcar@selectiv.co.uk

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.