



**12 Storr Close**  
Redcar, TS10 2NY

**£335,000**

**Energy Rating : B**



# 12 Storr Close

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## Description

Welcome to your dream home! Positioned prominently on what is arguably one of the finest locations in the town is this absolutely stunning EXTENDED larger style 4 bedroom detached family home. Bursting with all the modern comforts expected from a home of its build age complimented seamlessly with space and privacy. Brace yourselves for a lifestyle dipped in comfort, functionality, and style. Elevate your living experience now! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, downstairs cloaks/WC, bay-fronted living room, Stunning heart of the home open plan kitchen/dining room, garden room and home office. To the first-floor; master bedroom with quality fitted wardrobes and luxury en-suite shower room/WC. Three further commodious bedrooms & family bathroom/WC. Externally; driveway, integrated garage & beautifully landscaped gardens.

## Accommodation

### Entrance Hall

Composite entrance door to the front with adjacent glazed surround. Double radiator, useful understairs storage area, access to the downstairs cloakroom, courtesy door leading into the garage and stylish Herringbone styled LVT flooring.

### Downstairs Cloakroom

Modern white suite comprising of a push button wc, pedestal wash hand basin with mixer tap and tiled splash back. Single radiator, stylish Herringbone LVT flooring and an extractor unit.

### Living Room 15' 8" x 9' 9" (4.77m x 2.97m)

Upvc double glazed window to the front, double radiator and stylish Herringbone LVT flooring.

### Stunning Heart of the Home Fitted Kitchen/Dining Area 10' 3" x 25' 8" (3.12m x 7.82m)

Modern and quality range of tall, wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, integrated dishwasher, integrated washing machine and an integrated fridge freezer. Built in electric oven with separate hob and cooker hood over. Double radiator, stylish Herringbone LVT flooring and a tall upvc double glazed window to the rear. Access to the garden room.

### Garden Room 12' 2" x 9' 7" (3.71m x 2.92m)

Upvc double glazed french doors to the rear with adjacent glazed surround giving an effortless connection to the rear garden. Velux window, downlights and stylish Herringbone LVT flooring.

### Home Office 8' 5" x 5' 10" (2.56m x 1.78m)

Tall upvc double glazed window to the side, upvc double glazed window to the rear, double radiator and stylish Herringbone LVT flooring.

## First Floor

### Landing

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

### Master Bedroom 13' 6" x 14' 1" (4.11m x 4.29m)

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

### Luxury En-Suite Shower Room

Modern white suite comprising of a double shower cubicle with dual overhead shower attachments. Pedestal wash hand basin with mixer tap, push button wc, single radiator, tiled surrounds, downlights, extractor unit and a upvc double glazed window to the front.

### Bedroom 2 13' 5" x 8' 5" (4.09m x 2.56m)

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

### **Bedroom 3** 9' 9" x 10' 3" (2.97m x 3.12m)

Upvc double glazed window to the rear and single radiator.

### **Bedroom 4** 6' 8" x 9' 1" (2.03m x 2.77m)

Upvc double glazed window to the rear and single radiator.

### **Family Bathroom**

Modern white suite comprising of a panel bath with mixer tap, pedestal wash hand basin with mixer tap, push button wc, single radiator, tiled surrounds, downlights, extractor unit and a upvc double glazed window to the rear.

### **Externally**

#### **Driveway**

Driveway that leads to the integral garage and offers ample off street parking.

#### **Integral Garage**

Up and over door, power/light and a rear utility area with plumbing for a washing machine, space for a tumble dryer and space for an additional fridge freezer.

#### **Gardens**

The front garden is enclosed by raised attractive borders filled with shrubs and plants and is laid to an artificial lawned area with a sandstone footpath. The rear garden enjoys a fantastic degree of privacy is beautifully landscaped beginning with a sandstone patio which wraps around a centred artificial lawn. Further boasting a garden shed and side access gate.

#### **Council Tax Band**

Council tax band:- D

#### **Energy Performance Certificate**

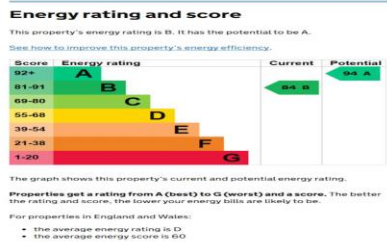
A full Energy Performance Certificate is available upon request.

#### **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.



## Viewing Arrangements

Tel: 01287 630733

Email: [redcar@selectiv.co.uk](mailto:redcar@selectiv.co.uk)

MONEY LAUNDERING REGULATIONS 2003

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.