



**Wheatlands Park**  
**Redcar, TS10 2PD**

**£440,000**

**Energy Rating : D**



# Wheatlands Park

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## Description

WOW! Sometimes words just fail to deliver! It's very easy to run out of superlatives when trying to describe to the reader, this one of a kind 4 bedroom detached family home. This stunning home is absolutely bursting with quality finishes but is complimented perfectly by the traditional principles expected from a family home, think multiple reception rooms, practical space and a well-sized plot that affords complete privacy. ALL in all an extended, much improved home that radiates a cozy warmth as well as being finished with a host of modern comforts. WHAT you waiting for ? BOOK your viewing NOW! The property benefits from gas central heating and uPVC double glazing, elegantly comprising; entrance porch, prestigious reception hall, downstairs cloaks/WC, spacious living room, family room and open plan modern fitted kitchen/dining room. Downstairs bedroom with en-suite shower room/WC. To the first-floor; master bedroom with quality fitted wardrobes, two further double bedrooms and luxury family bathroom/WC. Externally; extensive driveway, attached double garage, brick outbuilding which has been optimised as the utility room and beautiful mature wrap around gardens which afford complete privacy and boast a SOUTH-facing aspect.

## Location

Wheatlands park is an intimate & exclusive residential development of just over 100 individually designed premium homes which offer everything you can wish for from such a development whether it be the beautiful landscaped grounds or aesthetically pleasing homes. The development was designed to provide residents with a high level of comfort, privacy, and a sense of exclusivity within a carefully curated community making it perfect for families looking for a sophisticated living experience. Redcar is situated on the beautiful North Yorkshire coast, offering stunning beaches, picturesque views and a refreshing coastal environment. Redcar has its fair share of natural beauty and is surrounded by even more of the same with the North Yorkshire moors national park and Cleveland hills only a short distance away.

## Accommodation

### Entrance Porch

Upvc double glazed entrance door to the front with adjacent glazed surround. Upvc double glazed window to the side, useful storage cupboard and an inner door to the reception hall.

### Prestigious Reception Hall

Glazed inner door to the side with adjacent glazed surround. Useful storage cupboard, radiator, stylish laminate flooring, independent access to all rooms including the downstairs cloakroom. Attractive spindle staircase to the first floor, dado rail and decorative ceiling coving.

### Downstairs Cloakroom

White suite comprising of a low flush wc, vanity wash hand basin, half tiled walls, stylish laminate flooring and a upvc double glazed window to the side.

### Living Room 11' 9" x 18' 5" (3.58m x 5.61m)

Elegantly proportioned room with a upvc double glazed bay window to the front and a particular feature of the room being the recessed log burner stove sitting on an attractive tiled hearth with oak mantle. Single radiator and decorative ceiling coving.

### Family Room 11' 9" x 20' 2" (3.58m x 6.14m)

Upvc double glazed patio doors to the rear, electric log effect fire, stylish laminate flooring and decorative ceiling coving.

### Open Plan Modern Fitted Kitchen/Dining Area 11' 7" x 16' 3" (3.53m x 4.95m)

Modern and quality range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Composite inset sink unit with mixer tap, integrated dishwasher, integrated under counter fridge and under counter freezer. Built in double oven with microwave, separate hob and cooker hood over. Useful pantry style storage cupboard, downlights, upvc double glazed window to the side, two upvc double glazed windows to the rear, upvc double glazed entrance door to the side which gives access to the rear porch then onto the rear garden.

### Rear Porch

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Upvc double glazed entrance door to the rear giving access to the rear garden. Stylish tiled flooring.

## **Downstairs Bedroom** 16' 6" x 10' 0" (5.03m x 3.05m)

A fantastic versatile room that could easily be optimised as an additional reception room or guest bedroom. Upvc double glazed windows to the side and rear, single radiator, decorative ceiling coving and access to a downstairs shower room.

## **Downstairs Shower Room**

Modern white suite comprising of a double walk in shower cubicle, vanity unit housing the wash hand basin with mixer tap, base storage units and push button wc. Chrome towel radiator, LVT flooring, PVC clad walls and ceiling, extractor unit and a upvc double glazed window to the rear.

## **First Floor**

### **Landing Area**

Attractive spindle balustrade, upvc double glazed window to the side and decorative ceiling coving. Independent access to all rooms and loft space.

### **Master Bedroom** 11' 9" x 15' 4" (3.58m x 4.67m)

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

### **Bedroom 2** 10' 10" x 15' 7" (3.30m x 4.75m)

Upvc double glazed window to the rear, double radiator and practical eaves storage cupboards.

### **Bedroom 3** 15' 5" x 11' 9" (4.70m x 3.58m)

This was originally 2 bedrooms and could easily revert. Two upvc double glazed windows to the side and two double radiators.

### **Luxury Family Bathroom**

Modern white suite comprising of a free standing bath with mixer tap, separate double shower cubicle, vanity wash hand basin with mixer tap, push button wc, , chrome towel radiator, stylish LVT flooring, tiled walls and a upvc double glazed window to the side.

## **Externally**

### **Gardens**

Sitting on a sizeable corner plot and radiating with vibrant colours and considering planting. The front sits behind an attractive dwarf hedge being mainly laid to lawn with considered panting of shrubs & plants. The rear enjoys a fantastic degree of privacy benefitting from a south-facing aspect making it ideal for enjoying those warm summer evenings. Being mainly laid to a lawned area with interspersed patio areas, footpaths and considered planting. Further boasting outside tap, security lighting and side access gate.

### **Driveway**

Extensive concrete imprint driveway and an additional driveway to the side of the property that sits behind double wrought iron gates.

### **Garage**

Electric up and over door to the front, power/light and a side courtesy door.

### **Brick Store/Utility Room**

Fantastic and versatile space that could easily become a summer house/office space or optimised as it currently presents. Laminate worktop, stainless steel inset sink unit, plumbing for a washing machine, space for a tumble dryer,

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PVC clad walls, stylish laminate flooring and a upvc double glazed window to the side and a double glazed door to the front.

## Council Tax Band

Council tax band:- F

## Energy Performance Certificate

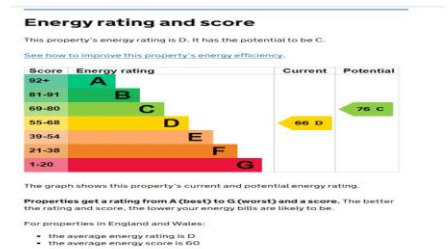
A full Energy Performance Certificate is available upon request.

## 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.