



**8 Deepdene Grove**  
**Redcar, TS10 2ST**

**£340,000**

**Energy Rating : C**



## 8 Deepdene Grove

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### Description

Residing within one of the finest positions on the highly sought after 'Mickledales' residential development is this charming 4 bedroom detached family home. Influenced by modern living but has aged perfectly creating a fantastic combination between modern living with the size and privacy expected from a well-developed home. The fantastic corner position affords complete privacy in the landscaped grounds and offers a host of selling features, must be viewed to be fully appreciated!

### Accommodation

#### Entrance Hall

Composite entrance door to the front, radiator, useful storage cupboard, distinctive Karndean flooring, decorative ceiling coving, attractive spindle staircase to the first floor. Double doors giving access to the playroom.

#### Playroom 8' 7" x 10' 10" (2.61m x 3.30m)

Versatile room that could easily be optimised as a home office or dining room but is currently being used as a playroom. Upvc double glazed bay window to the front, single radiator, distinctive Karndean flooring, dado rail and decorative ceiling coving.

#### Modern Fitted Kitchen 12' 2" x 10' 2" (3.71m x 3.10m)

Modern range of wall and base units incorporating drawers, granite worktops, co-ordinating upstands and complimenting tiled splash backs. Porcelain inset sink unit with mixer tap, integrated dishwasher, built in electric oven with hob and cooker hood over. Downlights, stylish tiled flooring and a upvc double glazed window to the rear.

#### Utility Room

Range of base units finished with laminate worktops and complimenting tiled splashbacks. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, space for an upright fridge freezer and a wall mounted gas central heating boiler. Single radiator, stylish tiled flooring, upvc double glazed window to the side and a upvc double glazed entrance door to the rear.

#### Downstairs Cloakroom

White suite comprising of a push button wc, floating wash hand basin, single radiator, half tiled walls, stylish LVT flooring, single radiator, downlights and a upvc double glazed window to the side.

#### Open Plan Living/Dining Room 10' 9" x 19' 5" (3.27m x 5.91m)

Upvc double glazed bay window to the front and upvc double glazed french doors to the rear giving access to the conservatory. Two double radiators, wall mounted gas fire with decorative surround. Dado rail and decorative ceiling coving.

#### Prestigious Conservatory 11' 4" x 12' 6" (3.45m x 3.81m)

Upvc double glazed french doors to the side, double radiator, ceiling fan light and stylish tiled flooring.

### First Floor

#### Galleried Landing Area

Attractive spindle balustrade, upvc double glazed bay window to the front, downlights, radiator, dado rail and decorative ceiling coving. Independent access to all rooms and to the loft space.

#### Master Bedroom 11' 2" x 11' 7" (3.40m x 3.53m)

Upvc double glazed window to the front, single radiator, fitted wardrobes, downlights and a ceiling fan light.

#### Luxury En-Suite

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Fully tiled modern white suite comprising of a double shower cubicle with body jets, hand held and waterfall shower attachments. Pedestal wash hand basin with mixer tap, push button wc, chrome towel radiator, downlights, extractor unit and a upvc double glazed window to the rear.

### **Bedroom 2** 11' 3" x 8' 8" (3.43m x 2.64m)

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

### **Bedroom 3** 11' 2" x 6' 5" (3.40m x 1.95m)

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

### **Bedroom 4** 6' 7" x 10' 5" (2.01m x 3.17m)

Upvc double glazed window to the rear, single radiator and decorative ceiling coving.

### **Luxury Family Bathroom**

Fully tiled modern white suite comprising of a tiled bath with body jets, mixer tap, overhead dual attachment shower and shower screen. Pedestal wash hand basin with mixer tap, push button wc, chrome towel radiator, extractor unit and a upvc double glazed window to the rear.

### **Externally**

#### **Driveway**

Double width driveway leading to the double detached garage and offering ample off street parking.

#### **Double Detached Garage** 15' 10" x 8' 9" (4.82m x 2.66m)

Being half converted. Small storage area to the front and one garage has been converted. Upvc double glazed french doors to the side, power/light and PVC clad walls and ceiling.

#### **Gardens**

The front garden laid to an open lawn with sandstone footpath and borders of plants and shrubs. The rear garden has been beautifully landscaped beginning with sandstone paving extending to two further patio areas. The garden boasts a pond with water feature, side service area with storage, external power, lights, side access gate and cold water tap.

#### **Council Tax Band**

Council tax band:- D

#### **Energy Performance Certificate**

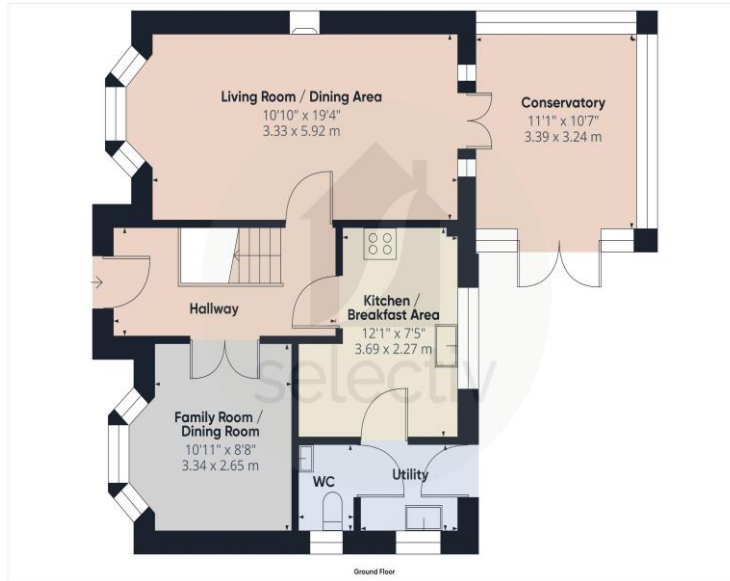
A full Energy Performance Certificate is available upon request.

#### **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.



### 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 60

### Viewing Arrangements

Tel: 01287 630733

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