



**24 Scalby Grove**  
Redcar, TS10 2PT

**£295,000**

**Energy Rating : C**



## 24 Scalby Grove

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### Description

Situated on a fantastic corner plot in an enviable cul de sac position is this truly stunning example of a well-presented four bedroomed detached property, making a fantastic family home being located on the ever popular 'Ings' residential development. The property has developed perfectly with beautiful gardens whilst being upgraded throughout creating one of the very finest of its kind! Detached properties of this calibre in such a glorious location are rarely available to the open market, therefore early viewing is strongly recommended! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, living room, open plan fitted kitchen/dining room with utility room, prestigious conservatory and downstairs cloaks/WC. To the first-floor; master bedroom with ensuite shower room/WC, two further double bedrooms, family bathroom/WC and bedroom 4. Externally; attractive resin-bound driveway, integral garage, beautiful gardens to the front, side and rear which afford a good degree of privacy and benefit from a WEST-facing aspect.

### Accommodation

#### Entrance Hallway

Composite entrance door to the front, double radiator, access to the living room and staircase to the first floor.

#### Living Room 13' 9" x 12' 9" (4.19m x 3.88m)

Attractive upvc double glazed bow window to the front allowing the room to fill with a good degree of natural light. Feature wall mounted electric flicker flame fire with decorative surround, single radiator and decorative ceiling coving.

#### Open Plan Fitted Kitchen/Dining Room 17' 3" x 11' 4" (5.25m x 3.45m)

Quality range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splashbacks. Composite inset sink unit with mixer tap, integrated under counter fridge and an integrated dishwasher. Built in electric oven with hob and stainless steel cooker hood over. Double radiator, half tiled/half laminate flooring, useful pantry styled storage cupboard, upvc double glazed window and upvc double glazed patio doors to the rear.

#### Conservatory 9' 5" x 10' 1" (2.87m x 3.07m)

Upvc double glazed french doors to the side and wall lights.

#### Utility Room

Range of base units with laminate worktops, plumbing for a washing machine, space for a tumble dryer and space for an additional upright fridge freezer. Stylish tiled flooring, upvc double glazed window to the rear and a upvc double glazed entrance door to the side. Access to the downstairs cloakroom.

#### Downstairs Cloakroom

White suite comprising of a vanity unit which houses the wash hand basin, base storage units and push button wc. Single radiator, half tiled walls, stylish tiled flooring and a upvc double glazed window to the side.

### First Floor

#### Landing Area

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

#### Master Bedroom 10' 4" x 11' 6" (3.15m x 3.50m)

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

#### En-Suite Shower Room

Modern white suite comprising of a shower cubicle, vanity unit housing the wash hand basin, base storage units and push button wc. Single radiator, tiled surrounds, distinctive Karndean flooring and a upvc double glazed window to the front.

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### **Bedroom 2** 9' 3" x 9' 3" (2.82m x 2.82m)

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

### **Bedroom 3** 7' 9" x 12' 6" (2.36m x 3.81m)

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

### **Family Bathroom**

Modern white suite comprising of a corner panel bath with mixer tap, overhead shower and shower screen. Vanity unit housing the wash hand basin with mixer tap, base storage unit and push button wc. Chrome towel radiator, tiled walls, distinctive Karndean flooring and a upvc double glazed window to the rear.

### **Externally**

#### **Driveway**

Extensive and attractive resin bound driveway that leads to the integral garage and offers ample off street parking.

#### **Integral Garage**

Electric roller door, power/light, wall mounted gas central heating boiler and a side courtesy door.

#### **Gardens**

The front and side is enclosed by an attractive dwarf hedge and borders filled with an array of shrubs, plants and trees before being mainly laid to a lawned area. The rear garden enjoys a fantastic degree of privacy and benefits from both a south and west facing aspect making it ideal for enjoying those warm summer evenings. Beginning with a block paved patio area before extending onto a mature lawn with attractive borders filled with shrubs, plants and trees. Further boasting an outside tap, security lighting, garden shed and side service area with access gate.

#### **Council Tax Band**

Council tax band:- D

#### **Energy Performance Certificate**

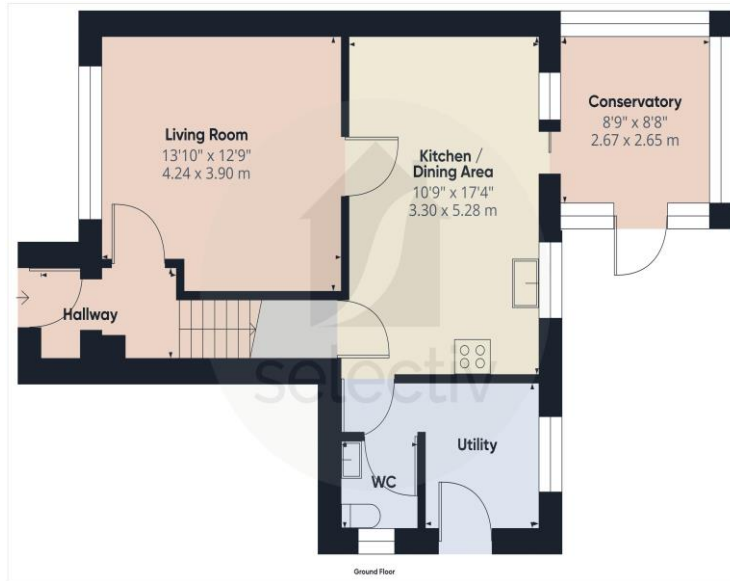
A full Energy Performance Certificate is available upon request.

#### **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**

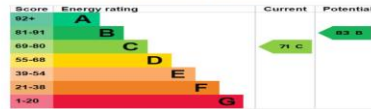
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## Energy rating and score

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.