



1 Gleneagles Road
New Marske, TS11 8BE

£240,000

Energy Rating : D



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Description

This exceptional and beautifully presented Three Bedroom Link Detached Home has been remodelled on the ground floor with space utilised from the garage to create a very useful utility room. Warm and inviting throughout, the property has been extended to expand the living space by way of an orangery. With south facing hill views from the front elevation, this first class residential area is highly sought after and the enclosed rear garden is a lovely family space. The driveway provides plenty of off road parking for multiple vehicles. Other notable features include gas central heating, uPVC double glazing, new internal doors, a ground floor cloakroom/w.c. a welcoming lounge, a stylish and new 20'1 wide dining kitchen by Terry Dicken and a contemporary styled white house bathroom with a shower serves the three bedrooms. The property is well placed for access to a highly rated infant/primary school, neighbourhood shops, bus services and country walks within New Marske Woods. Coastal areas are also within easy reach. This is a wonderful family home to enjoy and come home to everyday, we cannot recommend it highly enough so please call us now on 01642 488833 to arrange your viewing.

Accommodation

Hallway

Upvc double glazed entrance door with stained glass feature and an adjacent window. Coved ceiling and staircase to the first floor.

Utility Room 11' 3" x 7' 5" (3.43m x 2.26m)

With space utilised from the garage. Front aspect upvc double glazed window, double radiator and a range of base units with wood effect worktops. Plumbing for a washing machine, single drainer and unit with a mixer tap and a tiled splashback. Courtesy door to a walk in storage cupboard with a light.

Lounge 16' 3" x 12' 6" (4.95m x 3.81m)

Front aspect upvc double glazed bow window with south facing views of the hills. Double radiator. Solid wood fire surround with a marble inset and hearth incorporating a coal effect gas fire. Coved ceiling, Double doors to the dining kitchen.

Dining Kitchen 21' 1" x 8' 8" (6.42m x 2.64m)

Supplied and fitted by Terry Dickens. High quality range of wall and base units with cupboards, drawers and wood effect worktops. One and a half single drainer and unit with a mixer tap. Built in induction hob with a glass splashback and a contemporary styled extractor hood over and a built in fan assisted eye level electric oven. Two rear aspect upvc double glazed windows, understairs cupboard, space for a fridge freezer and a radiator. This room opens to the orangery.

Orangery 10' 8" x 16' 0" (3.25m x 4.87m)

Upvc double glazed frame and windows. Double opening french doors to the rear garden. Radiator. Connecting door to the separate wc.

Separate WC 6' 10" x 4' 11" (2.08m x 1.50m)

White low flush wc and wash hand basin with vanity cupboards below and splashback. Radiator, extractor unit and a cupboard which houses the wall mounted gas combination boiler.

First Floor

Landing

Shelved linen cupboard, coved ceiling, access to the insulated loft space and a upvc double glazed window.

Bedroom 1 11' 0" x 10' 11" (3.35m x 3.32m)

South facing hill views from the upvc double glazed window, radiator, range of fitted wardrobes with an overhead plinth with downlights. Coved ceiling.

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Bedroom 2 10' 6" x 10' 1" (3.20m x 3.07m)

Rear aspect upvc double glazed window, radiator and covered ceiling.

Bedroom 3 7' 11" x 9' 10" (2.41m x 2.99m)

Hill views from the upvc double glazed window, radiator and the lower walls are feature panelled. Built in double sized storage cupboard, coved ceiling and a fitted shelved unit.

Family Bathroom

White suite comprising of a "P" shaped bath with a shower attachment to the bath taps with an additional drench showerhead. Low flush wc and a marble wash hand basin on a contemporary stand. Chrome effect heated towel radiator, extractor unit and a upvc double glazed window.

Externally

Driveway

Providing off road parking for multiple vehicles.

Attached Garage

The attached garage is currently being optimised as the utility room.

Gardens

The front garden is designed for low maintenance. The rear garden incorporates a decked area, lawn, established planting, cold water tap, side access gate and is a lovely space for family to enjoy.

Council Tax Band

Council tax band:- C

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 D. It has the potential to be C.
[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

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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.