



## Wheatlands Park

Redcar, TS10 2PE

Offers Over  
£400,000

Energy Rating :



# Wheatlands Park

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## Description

Location, Location, Location! Have you been searching for the perfect family home packed with quality & luxury but without compromising on space & practicalities? Then have a look at what this stunning home has to offer! Residing on a fantastic WEST-facing plot in a glorious position on the super highly sought after 'Wheatlands Park' development this executive home has it all providing the perfect example of how modern aesthetics blend seamlessly with traditional features. Detached properties of this calibre are few and far between and MUST be viewed to be fully appreciated! The property benefits from gas central heating and uPVC double glazing, elegantly comprising; prestigious reception hall, downstairs cloaks/WC, spacious living room, open plan family/dining room with beautiful bi-fold doors to the rear and opening to the stunning fitted kitchen. To the first-floor; master bedroom with luxury en-suite shower room/WC. Elegantly proportioned second bedroom, two further well-sized bedrooms and luxury family bathroom/WC. Externally; extensive & attractive block paved driveway, attached double garage, Mature rear garden which affords complete privacy and is the perfect place for entertaining family life.

## 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

### Prestigious Reception Hall

A fantastic connection space giving the first impressions of the size, quality and space the property has to offer with a composite entrance door to the front with adjacent glazed surround, upvc double glazed window to the side, single radiator, stylish solid wood flooring, useful understairs storage cupboard and access to a downstairs cloakroom.

### Downstairs Cloakroom

Modern white suite comprising of a push button wc, floating wash hand basin with mixer tap and tiled splash back. Stylish solid wood flooring and a upvc double glazed window to the side.

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

Upvc double glazed window to the front, double radiator, stylish wall mounted electric flicker flame fire and decorative ceiling coving.

### Open Plan Dining/Family Room 19' 6" x 11' 9" (5.94m x 3.58m)

A stunning room filled with natural light from the upvc double glazed window to the side and bi-fold doors to the rear which give effortless connection to the rear garden. Two radiators, stylish solid wood flooring and an opening to the kitchen.

### Stunning Heart of the Home Modern Fitted Kitchen 11' 6" x 16' 8" (3.50m x 5.08m)

Modern and quality range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Solid wood topped island unit with breakfast bar, drawers and base units. Composite inset sink unit with mixer tap, integrated dishwasher, integrated washing machine and both an integrated undercounter fridge and freezer. Concealed gas central heating boiler, featured lighting, stylish solid wood flooring, upvc double glazed windows to the side and rear and a upvc double glazed entrance door to the rear.

## First Floor

## Landing

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Attractive spindle balustrade, upvc double glazed window to the side and independent access to all rooms and loft space.

## **Master Bedroom** 10' 9" x 13' 5" (3.27m x 4.09m)

Upvc double glazed window to the rear, single radiator, practical eaves storage cupboard, walk in wardrobe and access to the ensuite.

## **Luxury En-Suite Shower Room**

Modern white suite comprising of a double corner shower cubicle, pedestal wash hand basin with mixer tap, chrome towel radiator, push button wc, tiled surrounds and a roof window to the side.

## **Bedroom 2** 14' 5" x 11' 10" (4.39m x 3.60m)

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

## **Bedroom 3** 12' 1" x 9' 5" (3.68m x 2.87m)

Upvc double glazed window to the side and radiator.

## **Bedroom 4** 12' 1" x 5' 8" (3.68m x 1.73m)

Practical and versatile room that would make an ideal home office with a upvc double glazed window to the side and radiator.

## **Luxury Family Bathroom**

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

## **Externally**

### **Driveway**

Extensive and attractive block paved driveway that leads to the double attached garage and offers ample off street parking.

### **Double Attached Garage**

Electric roller door, power, light, cold water tap, rear window and courtesy door.

### **Gardens**

The front garden has been designed for low maintenance and to amplify off street parking being laid to an attractive block paved area with attractive borders of shrubs and plants. The rear garden enjoys a fantastic degree of privacy and benefits from a west facing aspect making it ideal for the sun worshippers. A fantastic space to kick back and relax or to make the most of family living with plenty of space for running around with a ball or dog!. Beginning with an attractive block paved patio area with centred pond feature before extending to a mature lawned area with attractive borders of shrubs and plants. Further boasting a side service area with access gate, outside power sockets and security lighting.

### **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

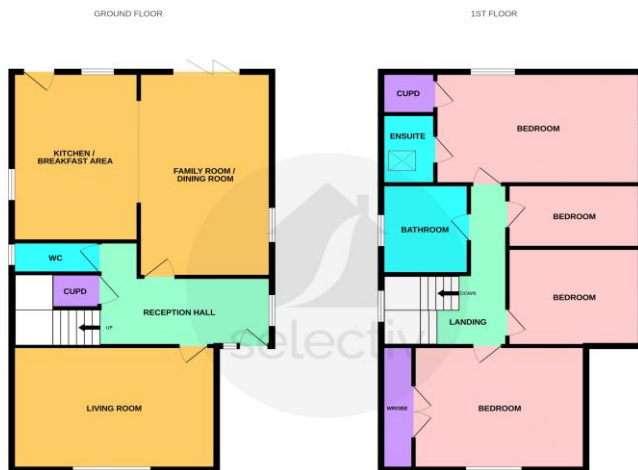
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### Viewing Arrangements

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.

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