

















Redcar, TS10 4GY

£215,000

Energy Rating: C







81 Hambleton Avenue

Description

Modern living at its finest! Situated on a highly sought after modern development is this substantially extended & simply stunning 3 bedroom detached family home. Bursting with a host of modern comforts which are sympathetically complimented with fantastically well-developed features & a beautifully landscaped rear garden. A lovely modern built 'Turn Key' home! The Property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, home office with large storage cupboard, bay-fronted living room, dining room, garden room, modern fitted kitchen with utility area and downstairs cloaks/WC. To the first-floor; master bedroom with en-suite shower room/WC, two further double bedrooms and family bathroom/WC. Externally; driveway & beautifully landscaped rear gardens.

Accommodation

Entrance Lobby

Composite entrance door to the front, Koyer built in entrance mat style flooring. Access to both the home office and living room.

Home Office 7' 5" x 8' 10" (2.26m x 2.69m)

Versatile room converted from the original garage space with a large walk in storage room and a upvc double glazed window to the front.

Living Room 11' 6" x 14' 3" (3.50m x 4.34m)

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

Dining Room 10' 4" x 11' 8" (3.15m x 3.55m)

Opening to the garden room, distinctive Karndean flooring, double radiator and an attractive spindle staircase to the first floor.

Garden Room 12' 1" x 9' 6" (3.68m x 2.89m)

Upvc double glazed french doors giving access to the rear garden, double radiator, velux window and downlights. Access to the kitchen.

Modern Fitted Kitchen 9' 1" x 10' 9" (2.77m x 3.27m)

Modern range of wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap and space for a tumble dryer. Built in electric oven with gas hob, glazed splashback and cooker hood over. Distinctive Karndean flooring and a upvc double glazed window to the rear.

Utility Room

Upvc double glazed entrance door to the side, plumbing for a washing machine, space for an upright fridge freezer, wall mounted gas central heating boiler, distinctive Karndean flooring, radiator and access to a downstairs cloakroom/wc.

Downstairs Cloakroom

Modern white suite comprising of a push button wc, pedestal wash hand basin with tiled splashback. Single radiator, distinctive Karndean flooring and an extractor unit.

First Floor

Landing Area

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

Master Bedroom 13' 11" x 8' 9" (4.24m x 2.66m)

Upvc double gazed window to the rear, single radiator and access to the en-suite.

En-Suite Shower Room

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Modern white suite comprising of a corner shower cubicle, pedestal wash hand basin, push button wc, half tiled walls, single radiator, extractor unit and a upvc double glazed window to the rear.

Bedroom 2 9' 6" x 10' 0" (2.89m x 3.05m)

Upvc double glazed window to the front and single radiator.

Bedroom 3 9' 10" x 8' 2" (2.99m x 2.49m)

Upvc double glazed window to the front and single radiator.

Family Bath

Modern white suite comprising of a panel bath, pedestal wash hand basin, push button wc, single radiator, half tiled walls, extractor unit and a upvc double glazed window to the rear.

Externally

Driveway

Driveway leading to the front and offers ample off street parking as well as an EV charging port.

Gardens

The front garden sits behind an attractive wrought iron fence is mainly laid to lawn with attractive borders of shrubs and plants. The rear garden enjoys a good degree of privacy and benefits from a south facing aspect making it ideal for enjoying those warm summer evenings. The garden has been beautifully landscaped beginning with a block paved patio with two artificial lawned areas.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

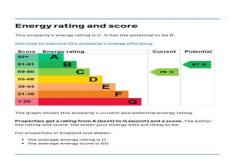
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Viewing Arrangements

Tel: 01287 630733 Email: redcar@selectiv.co.uk

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