



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

**£300,000**

**Energy Rating : C**



# 19 Scalby Grove

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## Description

Situated at the head of this charming and enviable cul de sac 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 SOUTH-facing rear garden 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, stunning open plan fitted kitchen/dining area, prestigious conservatory and downstairs cloaks/WC. To the first-floor; master bedroom with dressing room & luxury en-suite shower room/WC. Three further bedrooms and family bathroom/WC. Externally; attractive concrete imprint driveway, integral garage/ storage, workshop area, open lawned front garden & SOUTH-facing rear garden.

## Accommodation

### Entrance Hall

Composite entrance door to the front, double radiator, staircase to the first floor and stylish solid wood flooring.

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

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

### Modern Fitted Kitchen/Dining Room 11' 5" x 25' 2" (3.48m x 7.66m)

Quality range of wall and base units incorporating drawers, granite tops and co-ordinating upstands. Inset sink unit with mixer tap, integrated dishwasher, plumbing for a washing machine, space and ventilation for a tumble dryer and space for an American style fridge freezer. Built in double oven with induction hob with stainless steel cooker hood over, stylish LVT flooring, two radiators, downlights, two upvc double glazed windows to the rear, upvc double glazed entrance door to the side and access to the downstairs cloakroom.

### Prestigious Conservatory 10' 8" x 9' 10" (3.25m x 2.99m)

Upvc double glazed french doors to the side giving an effortless connection to the rear garden and an electric radiator.

### Downstairs Cloakroom

Suite comprising of a low flush wc, floating wash hand basin with tiled splash back, single radiator, stylish LVT flooring and a upvc double glazed window to the side.

## First Floor

### Landing

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

### Master Bedroom 10' 3" x 11' 5" (3.12m x 3.48m)

Upvc double glazed window to the front, double radiator and access to the dressing room.

### Dressing Room

Fitted with an extensive range of hanging rails and shelving.

### En-Suite

Fully tiled modern white suite comprising of a shower cubicle, pedestal wash hand basin with mixer tap, push button wc, traditional styled towel radiator, PVC clad ceiling with downlights and a upvc double glazed window to the front.

### Bedroom 2 8' 8" x 9' 2" (2.64m x 2.79m)

Upvc double glazed window to the rear and single radiator.

### Bedroom 3 7' 8" x 14' 5" (2.34m x 4.39m)

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Upvc double glazed window to the front and single radiator.

## **Bedroom 4** 8' 8" x 6' 10" (2.64m x 2.08m)

Upvc double glazed window to the rear and single radiator.

## **Family Bathroom**

Modern white suite comprising of a "P" shaped panel bath with mixer taps, overhead shower and shower screen. Pedestal wash hand basin with mixer tap, push button wc, chrome towel radiator, PVC clad ceiling with downlights and a upvc double glazed window to the rear.

## **Externally**

### **Driveway**

Double width attractive concrete imprint driveway which leads to the integral garage and offers ample off street parking.

### **Integral Garage**

Reduced in size to accommodate the rear workshop with up and over door, power and light.

### **Workshop** 10' 3" x 8' 5" (3.12m x 2.56m)

Upvc double glazed window to the side, upvc double glazed entrance door to the side, stylish laminate flooring, wall mounted gas central heating boiler, PVC clad walls and ceiling with downlights and cold water plumbing.

## **Gardens**

The front garden is laid to a mature lawn with concrete imprint footpath to the front and security lighting. The rear garden enjoys a good degree of privacy and boasts a South facing aspect making it ideal for the sunworshippers and for enjoying those warm summers evenings. Beginning with a sandstone block paved patio area before extending to a mature lawn and further boasting an outside tap, security lighting and side access gate.

## **Council Tax Band**

Council tax band:- D

## **Energy Performance Certificate**

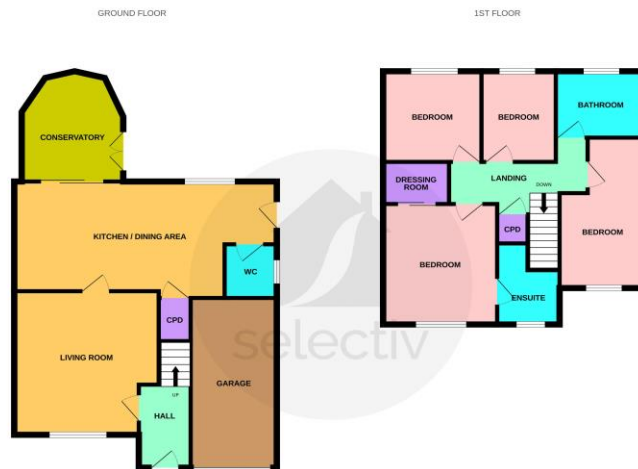
A full Energy Performance Certificate is available upon request.

## **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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Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plans are for illustrative purposes only and should not be used as a basis for any prospective purchase. The floorplans, photos and specifications shown here are for information only and no guarantee is made with respect to them.

## 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.