



9 Shipham Close
Redcar, TS10 2RT

£279,950

Energy Rating : E



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Description

It's very easy to run out of superlatives when trying to describe to the reader, this absolutely stunning 3 bedroom detached family home. Occupying a fantastic plot in arguably one of the finest positions on the highly rated 'Ings' residential development, this lovely home has a lot more to offer than meets the eye and is a real hidden gem in a rarely available cul-de-sac position. ALL in all a beautiful property radiating a fantastic elegance & warmth. A MUST view HOME! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, snug, stunning heart of the home open plan modern fitted kitchen/dining/family room with utility and home office/study. To the first floor; master bedroom with quality fitted wardrobes and en-suite shower room/WC, two further well-sized double bedrooms and family bathroom/WC. Externally; driveway, integral garage (reduced in size to accommodate utility) and beautifully landscaped gardens with the rear benefitting from a west-facing aspect and offering complete privacy.

Accommodation

Entrance Hall

Composite entrance door to the front, upvc double glazed window to the front, stylish vertical radiator, distinctive laminate flooring, access to the snug, access to the first floor staircase and access into the kitchen diner.

Snug 9' 3" x 8' 3" (2.82m x 2.51m)

A warm and cosy room with upvc double glazed window to the front and a stylish vertical radiator.

Stunning Heart of the Home Open Plan Fitted Kitchen/Dining Room/Family Room 12' 2" x 33' 3" (3.71m x 10.13m)

Modern and quality range of tall, wall and base units incorporating drawers, quartz worktops with waterfall finish and co-ordinating upstands. Inset sink unit with mixer tap, integrated fridge freezer, two built in double ovens with induction hob. Downlights, distinctive laminate flooring, stylish vertical radiator, upvc double glazed window to the rear, upvc double glazed entrance door to the rear and two sets of bi-fold doors to the rear giving an effortless connection to the rear garden.

Utility Room/Boot Room

Quartz worktop with co-ordinating upstands, adequate space, plumbing and ventilation for both a washing machine and tumble dryer. Space for an American fridge freezer, useful understairs storage cupboard and a built in seating area with coat and shoe storage, distinctive laminate flooring and a upvc double glazed entrance door to the side.

Home Office/Study 6' 7" x 10' 3" (2.01m x 3.12m)

Upvc double glazed window to the front and a stylish radiator.

First Floor

Landing

Attractive spindle balustrade, useful storage cupboard which houses the gas central heating boiler, access to all rooms and to a boarded loft space.

Master Bedroom 11' 8" x 10' 6" (3.55m x 3.20m)

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

En-Suite Shower Room

Modern white suite comprising of a corner shower cubicle, pedestal wash hand basin with mixer tap, push button wc, single radiator, tiled surrounds and a upvc double glazed window to the rear.

Bedroom 2 9' 1" x 11' 9" (2.77m x 3.58m)

Upvc double glazed window to the front and single radiator.

Bedroom 3 8' 4" x 11' 9" (2.54m x 3.58m)

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

Bathroom

A modern white suite comprising a panelled bath with mixer tap, pedestal wash hand basin with mixer tap, push-button WC, half-tile walls, chrome towel radiator, extractor unit and uPVC double glazed window to the rear.

Externally

Driveway

Driveway which leads to the integral garage.

Integral Garage

Up and over door, power and light. (Being reduced in size to accommodate the utility/boot room).

Gardens

The front garden is laid to an open and mature lawn with attractive block paved footpath. The rear garden enjoys a fantastic degree of privacy and benefits from a West facing aspect making it ideal for enjoying those warm summer evenings. Being beautifully landscaped beginning with a full width block paved patio area before extending onto a raised decked patio area, mature lawn with attractive borders of shrubs and plants. Further boasting power sockets, security lighting, side service area with bin storage, side access gate and outside tap.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

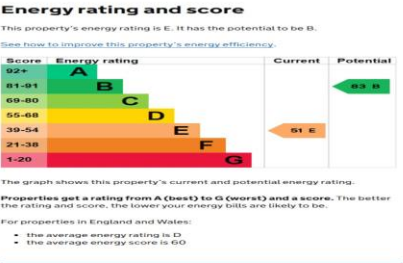
A full Energy Performance Certificate is available upon request.

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