



# 4 Coniston Avenue Redcar, TS10 1JD











## £210,000

Energy Rating : D







### **4 Coniston Avenue**

### Description

WOW WOW! Every once in a while a property that simply put, exceeds all previous expectations, THIS is one of those times! This absolutely stunning home has been extensively & meticulously improved, re-modelled and extended over the years to create not just a show piece of a home but a practical and spacious family home. So are you ready to be impressed ? Book your viewing now! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance porch, reception hall, stunning fitted kitchen with utility room and rear lobby/boot room. Warm & coy living room, dining room and prestigious conservatory. To the first-floor; master bedroom with quality fitted wardrobes, luxury family bathroom, two further well-sized bedrooms both with quality fitted wardrobes. Second floor; bedroom 4. Externally; attractive resin-bound driveway and beautiful gardens which afford a good degree of privacy.

### Accommodation

### **Entrance Porch**

Upvc double glazed entrance door to the side, upvc double glazed windows to the front and side and an inner door to the reception hall.

### **Reception Hall**

Inner door to the front, attractive spindle staircase to the first floor, useful understairs storage cupboard and double radiator.

### Stunning Fitted Kitchen 8' 8" x 13' 1" (2.64m x 3.98m)

Modern and quality range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Porcelain inset sink unit with mixer tap, integrated under counter fridge, gas cooker point with stainless steel cooker hood over. Access to the utility, opening to the dining room, downlights and a upvc double glazed window to the front.

### **Dining Room** 9' 8" x 8' 5" (2.94m x 2.56m)

Opening to the conservatory, double radiator, stylish laminate flooring, downlights and double doors giving access to the living room.

#### **Prestigious Conservatory** 9' 10" x 10' 11" (2.99m x 3.32m)

Upvc double glazed french doors to the side, stylish laminate flooring and a double radiator.

### Living Room 12' 5" x 13' 3" (3.78m x 4.04m)

Upvc double glazed window to the front, wall mounted gas fire and decorative ceiling coving.

### Utility/Entrance Lobby 18' 10" x 7' 10" (5.74m x 2.39m)

Composite entrance door to the front with adjacent glazed surround, upvc double glazed window to the rear. Range of tall, wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Plumbing for an automatic washing machine, space for a tumble dryer, integrated fridge freezer, porcelain inset sink unit with mixer tap and stylish laminate flooring.

### Boot Room 7' 8" x 5' 5" (2.34m x 1.65m)

Range of tall and base units incorporating drawers and laminate worktops. Upvc double glazed window to the side and a upvc double glazed entrance door to the rear. The ideal space to kick off those muddy boots after a long walk.

### **First Floor**

#### Landing

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

Master Bedroom 13' 3" x 9' 6" (4.04m x 2.89m)

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Upvc double glazed window to the rear, double radiator and a quality range of fitted wardrobes. Decorative ceiling coving and ceiling rose.

### Luxury Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, overhead shower attachments and shower screen. Vanity wash hand basin with mixer tap, push button wc, traditionally styled chrome towel radiator, stylish LVT flooring, PVC clad walls, downlights and a upvc double glazed window to the front.

### Bedroom 2 9' 10" x 11' 6" (2.99m x 3.50m)

Upvc double glazed window rear, double radiator, quality range of fitted wardrobes and decorative ceiling coving.

### **Bedroom 3** 8' 7" x 7' 1" (2.61m x 2.16m) Upvc double glazed window to the side, quality fitted wardrobes and double radiator.

### **Second Floor**

**Bedroom 4** *19' 7'' x 7' 4'' (5.96m x 2.23m)* Velux window to the rear and double radiator.

### Externally

### Driveway

Attractive and extensive resin bound driveway offering ample off street parking and with attractive double wrought iron gates to the front.

### Gardens

The front garden sits behind an attractive dwarf wall with privacy hedge and is laid to a mature lawned area and incorporates the resin bound footpath/driveway. The rear garden a good degree of privacy and benefits from a West facing aspect and has been beautifully landscaped with an attractive block paved patio area which incorporates a centered footpath with mature lawn to either side and leads to the summer house.

### **Council Tax Band**

Council tax band:- B

### **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

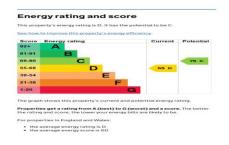
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### Viewing Arrangements Tel: 01287 630733 Email: redcar@selectiv.co.uk

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