



**9 Storr Close**  
Redcar, TS10 2NY

**£290,000**

**Energy Rating : B**



## 9 Storr Close

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### Description

Situated on what has quickly becoming known as a highly sought after residential development is this stylish and contemporary 4 bedroom detached family home. The property defies the stereotypes associated with a new build with deceptively spacious accommodation throughout and a private, well-sized rear garden. This lovely home is one of the finest of its kind, bursting with additional extras and having been improved by the sellers significantly! Must be viewed to be fully appreciated, constructed by the highly reputable 'Bellway Homes' perfectly finished by the current sellers! The property benefits from gas central heating and uPVC double glazing briefly comprising; entrance hall, downstairs cloaks/WC, bay-fronted living room & stunning open plan fitted kitchen/dining room. To the first-floor; master bedroom with luxury en-suite shower room/WC. Three further well-sized bedrooms and family bathroom/WC. Externally; long side drive, detached garage (has been partitioned for storage & nail salon) which could easily revert or is ideal for home businesses, lawned front garden & larger than average beautifully landscaped rear garden which affords a good degree of privacy.

### Accommodation

#### Entrance Hall

Upvc double glazed entrance door to the front and single radiator. Distinctive LVT flooring, useful storage cupboard, access to the downstairs cloakroom and access to the first floor staircase.

#### Downstairs Cloakroom

Modern white suite comprising of a push button wc, pedestal wash hand basin with mixer tap and tiled splash backs. Single radiator, distinctive LVT flooring and a upvc double glazed window to the front.

#### Living Room 12' 4" x 14' 2" (3.76m x 4.31m)

Warm and cosy room with a upvc double glazed window to the front and double radiator.

#### Stunning Open Plan Modern Fitted Kitchen/Dining Area 12' 4" x 19' 9" (3.76m x 6.02m)

Modern and quality range of tall, wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, integrated dishwasher, integrated washing machine and an integrated fridge freezer. Built in electric oven with hob and cooker hood over. Double radiator, downlights, featured lighting, distinctive LVT flooring, upvc double glazed window to the rear and upvc double glazed french doors to the rear with adjacent glazed surround giving an effortless connection to the rear garden making alfresco dining a viable option.

### First Floor

#### Landing

Attractive spindle balustrade, upvc double glazed window to the side and a useful storage cupboard. Independent access to all rooms and to the loft space.

#### Master Bedroom 12' 6" x 9' 9" (3.81m x 2.97m)

Upvc double glazed window to the rear, single radiator and featured lighting.

#### Luxury En-Suite Shower Room

Modern white suite comprising of a double shower cubicle, pedestal wash hand basin with mixer tap, push button wc, double radiator, tiled surrounds, downlights and an extractor unit.

#### Bedroom 2 12' 7" x 9' 8" (3.83m x 2.94m)

Upvc double glazed window to the front and single radiator.

#### Bedroom 3 6' 5" x 8' 8" (1.95m x 2.64m)

Upvc double glazed window to the rear and single radiator.

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### **Bedroom 4** 6' 5" x 8' 8" (1.95m x 2.64m)

Upvc double glazed window to the front and single radiator.

### **Family Bathroom**

Modern white suite comprising of a panel bath with mixer tap, pedestal wash hand basin with mixer tap, push button wc, single radiator, tiled surrounds, downlights and an extractor unit.

### **Externally**

### **Driveway**

A long side driveway that leads to the detached garage and offers ample off street parking.

### **Detached Garage**

Up and over door with power/light. Converted and currently optimised as a home business/nail salon but could easily revert back to a full garage as there is only a partition wall.

### **Gardens**

The front garden is laid to a mature lawn with a block paved footpath. The rear garden is larger than average and enjoys a good degree of privacy and has been beautifully landscaped beginning with a sandstone block paved patio area with a stepping stone footpath to a full width patio with raised attractive borders and a centred lawn to either side of the footpath.

### **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**

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



### Energy rating and score

This property's energy rating is B. It has the potential to be A.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Viewing Arrangements

Tel: 01287 630733

Email: redcar@selectiv.co.uk

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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.