



Inglebys

Estate Agents



28 Hob Hill Close

Saltburn-by-the-Sea, TS12 1NB

Offers Invited £535,000



Situated within a substantial, private corner plot. An enviable 4-bedroom detached residence boasting extensive gardens & off-street parking for several cars.



Tucked away in a private position, within one of Saltburn's highly prestigious locations, this property showcases stunning family accommodation throughout. With the added benefit of ample off-street parking and extensive gardens, this unique family home must be viewed to be fully appreciated.

Tenure: Freehold.

Council Tax Band: Band-E.

EPC Rating: D Rating

Entrance Vestibule 5'9" x 5'5" (1.76m x 1.67m)

UPVC double glazed French doors open from the front elevation. Wooden door leading to the Hall.

Hall 13'5" x 10'8" (4.09m x 3.26m)

Carpeted. Staircase leading to the first floor. Radiator. Under-stairs storage cupboard. Access to ground-floor W/C.

Ground-Floor W/C 5'11" x 5'3" (1.82m x 1.61m)

Low-level W/C. Pedestal hand basin. UPVC double glazed window to the front aspect.

Living Room 15'3" x 13'3" (4.66m x 4.04m)

UPVC double glazed window to the rear aspect overlooking the garden, and 2x additional feature stained glass windows to the side aspect. Open chimney breast, with electric insert fire in a sandstone surround. Carpeted. Radiator.

Dining Room 13'3" x 11'3" (4.05m x 3.44m)

UPVC double glazed bay window to the front aspect. Open fire in a brick surround. Carpeted. Radiator.

Kitchen 13'3" x 9'9" (4.04m x 2.99m)

A range of wall, base & drawer units. Laminate worktops incorporating composite 1 1/2 bowl sink with single drainer & mixer tap. Integrated eye-level double electric oven & grill, with separate ceramic hob & extractor hood. Plumbing for dishwasher. UPVC double glazed window to the rear aspect. Radiator. Vinyl flooring. Wooden glazed door opening to the Utility Area.

Utility Area 12'0" x 8'0" (3.67m x 2.44m)

UPVC double glazed. A range of base units & laminate worktops. Plumbing for washing machine & space for dryer. Courtesy door to the Garage, and UPVC double glazed door opening to the rear garden.

First Floor

Landing

UPVC double glazed window to the side aspect. Carpeted.

Bedroom One 13'4" x 13'3" (4.07m x 4.05m)

UPVC double glazed bay window boasting open views to the front & side aspects. Carpeted. Radiator.

Bedroom Two 12'11" x 11'3" (3.96m x 3.44m)

Fitted wardrobes. Carpeted. UPVC double glazed window to the front aspect. Radiator.

Bedroom Three 13'3" x 8'0" (4.06m x 2.45m)

UPVC double glazed window to the rear aspect overlooking the garden. Fitted wardrobes. Carpeted. Radiator.

Bedroom Four / Study 6'9" x 6'6" (2.07m x 1.99m)

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bathroom 9'10" x 6'4" (3.02m x 1.95m)

Panel bath with shower above. Glazed folding shower screen. Hand basin within the vanity unit. Storage cupboard. Tiled walls. UPVC double glazed window to the side aspect. Radiator.

W/C 6'4" x 3'0" (1.95m x 0.93m)

Low-level W/C. UPVC double glazed window to the side aspect. Radiator.

External

Front Elevation

A low-maintenance stone garden area & flowerbeds, with paved driveway offering ample off-street parking for several cars. Large garage with 'Up & Over' door offers an additional 2x under-cover parking spaces, or space for 1x car and a workshop behind. Paved pathway continues to the side & rear elevations.

Side Elevation

An extensive garden area, laid to lawn with a variety of trees, and hedgerow surrounding the perimeter of the property. A range of established borders & flowerbeds, and pathway continues to the vegetable patch, garden shed, and rear elevation.

Rear Elevation

A beautiful, private south-facing garden space, featuring mature trees, established flowerbeds & additional patio area offering fantastic outside seating / entertainment spaces.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

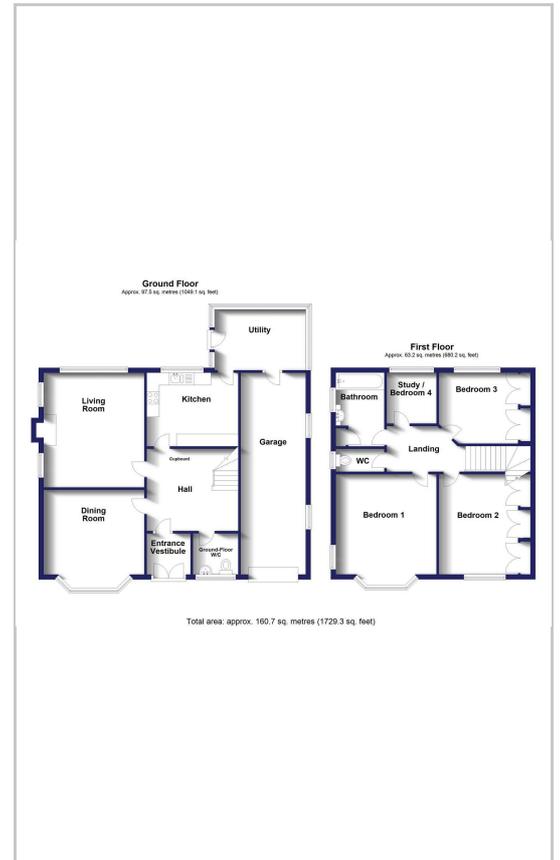
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

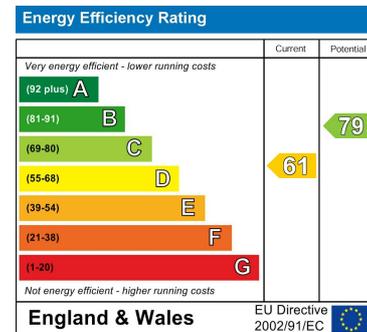
Area Map



Floor Plans



Energy Efficiency Graph



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