



## 19 Rosthwaite Drive

Skelton-In-Cleveland, TS12 2WJ

**Offers Around £345,000**



One of the finest plots within the estate, featuring wrap-around gardens that provide a delightful outdoor retreat. Notably, the rear garden is not overlooked, ensuring a sense of privacy and tranquillity, while the front aspect overlooks a picturesque communal green, enhancing the overall appeal of the location

Internally, the house has been decorated to a show home standard, showcasing high-quality fixtures and fittings throughout. Every detail has been carefully considered, creating a stylish and inviting atmosphere that is sure to impress. The combination of modern design and thoughtful layout makes this property a perfect choice for those looking to settle in a vibrant community.

Sold with planning permission for a single storey extension off the kitchen/dining room.



Tenure: Freehold.

Council Tax Band: D

EPC Rating: C

**Entrance Hallway**

Partially glazed composite door, installed in 2021 and guaranteed until 2031.  
Karndean flooring.

**Lounge 11'3" x 16'7" (3.44 x 5.06)**

Double glazed bay window to the front aspect, over-looking the communal green.  
Karndean flooring.

**Dining Room 8'9" x 10'11" (2.68 x 3.35)**

Double glazed bay window to the front aspect, over-looking the communal green.  
Karndean flooring.  
Storage cupboard.

**Cloakroom/WC 3'6" x 5'2" (1.07 x 1.59)**

Sink unit with mixer tap and vanity unit.  
Low level WC.  
Half panelled walls.  
Karndean flooring.

**Kitchen/Dining Room 23'9" x 8'4" (7.26 x 2.56)**

Two double glazed windows to the rear aspect.  
A range of modern, fitted wall and base units with white granite roll top work surfaces.  
Stainless steel sink unit with mixer tap.  
integrated appliances including a dishwasher, washing machine, fridge/freezer and single oven with separate five burner gas hob.  
Stainless steel extractor hood.  
Karndean flooring.

**First Floor Landing**

Double glazed window to the side aspect.  
Storage cupboard.  
Loft access hatch.

**Bedroom One 10'0" x 14'9" (3.05 x 4.52)**

Two double glazed windows to the front aspect.  
Built in wardrobes.  
Door to the En Suite.

**En Suite 3'4" x 7'6" (1.03 x 2.31)**

Double glazed, frosted window to the front aspect.  
Modern bathroom suite, fitted in 2023, comprising of a low level WC, sink unit incorporated into a vanity unit and a glass shower enclosure.  
Wall mounted heated towel rail.  
Tiled walls.  
Karndean flooring.

**Bedroom Two 8'2" x 9'8" (2.50 x 2.96)**

Double glazed window to the rear aspect.  
Built in wardrobes.

**Bedroom Three 8'7" x 7'6" (2.64 x 2.30)**

Double glazed window to the front aspect.

**Bedroom Four 8'5" x 7'8" (2.59 x 2.35)**

Double glazed window to the rear aspect.

**Family Bathroom 7'1" x 6'9" (2.16 x 2.08)**

Double glazed, frosted window to the side aspect.  
A three piece bathroom suite comprising of a low level WC, pedestal sink unit and panelled bath.  
Stainless steel heated towel rail.  
Panelled walls.  
Ceramic tiled flooring.

**External**

The extensive driveway to the front of the property can accommodate up to six vehicles offering off-street parking for the whole family.

The front garden is mainly laid to lawn, with a selection of mature shrubs, with a separate lawned garden to the side of the property.

The spacious and enclosed rear garden has been landscaped to a high standard with no expense spared, and includes a gravelled garden to the side, a raised patio with entertainment/bar area with built in storage to the rear, a selection of conifers and other ever-green shrubs and trees and a manicured lawn with a wooden pergola.

**Detached Double Garage**

Brick built detached double garage with power and light.  
Converted into a room with skimmed walls and power sockets.

**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.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

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.

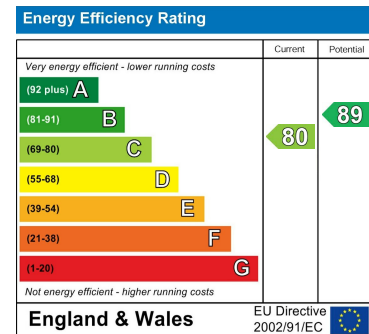
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com