



## 1 Ryelands Park

Easington, TS13 4PE

**Offers Over £260,000**



An outstanding detached family home located on the exclusive, yet sought after Ryelands Park in Easington. The property offers excellent flexible family living with spacious rooms throughout, with a multi-fuel stove to the lounge, separate dining room with access to the sun room at the rear and additional dining room which could be utilised as a fourth bedroom or snug. Upstairs there are three very well proportioned bedrooms and a large family bathroom. Externally the property has excellent kerb appeal with front garden, driveway and garage, to the rear an additional garden and patio area.

Easington is a quiet village located between Loftus and Staithes and offers peaceful living on the main bus routes between Redcar/ Middlesbrough and Whitby.

Available, as offers in excess of with very motivated sellers.



The property benefits from oil central heating from a Worcester boiler, white uPVC double glazed windows and doors with Sun Room to the rear also finished in white uPVC.

Tenure details - Freehold.

Council Tax Band - Redcar & Cleveland Borough Council Band D

EPC Rating - E

**Hallway**

A really light/airy and presentable hallway provides a lovely spacious feeling, with carpet to the floor, single radiator to staircase and doors to all ground floor rooms.

**Lounge 16'11" x 11'10" (5.17m x 3.63m)**

A beautifully presented, well proportioned family lounge with carpet to the floor, large bow uPVC window to the front aspect providing plenty of natural light with additional uPVC window to the side aspect, single radiator and multi-fuel stove to the chimney breast.

**Study/Bedroom Four 12'9" x 9'5" (3.90m x 2.88m)**

Another well proportioned family room with carpet to the floor, single radiator and sliding uPVC double glazed doors to the rear sun room.

**Sun Room 8'7" x 8'0" (2.64m x 2.46m)**

Finished in white uPVC overlooking the rear garden and patio, Beech effect laminated flooring with uPVC door to the rear South-facing garden.

**Kitchen 18'8" x 11'10" (5.69m x 3.63m)**

Wow, what a brilliant family kitchen area with so much scope moving forward, wood effect vinyl flooring with a range of wall and base units finished with light Oak effect doors and drawer fronts, laminated worktops with stainless steel sink/drainer and chrome mixer, ceramic hob with stainless steel hood, eye level electric double oven, uPVC windows to the rear aspect looking over the rear garden, single radiator to the dining area of the kitchen, doorway providing access to the utility and additional dining room.

**Utility Room 10'7" x 9'3" (3.24m x 2.82m)**

A large utility room with wood effect vinyl flooring, plumbing for washing machine, uPVC window to the rear aspect and plenty of storage space.

**Dining Room 13'3" x 10'8" (4.05m x 3.26m)**

With carpet to the floor, uPVC window to the side aspect and 2 x single radiators this room could be used in multiple ways.

**Wet Room**

A ground floor wet room/WC with sealed floor, walk in shower area with electric shower, glazed pivot screen, tiled walls, extractor, white toilet, basin and single radiator.

**First floor landing area**

With carpet to the stairs and landing area, loft access, uPVC window to the rear aspect.

**Principal Bedroom 14'6" x 13'3" (4.44m x 4.05m)**

An attractive principal bedroom creating that warm feeling with uPVC window to the front aspect offering attractive views, fitted wardrobes with sliding mirrored doors and radiator.

**Bedroom Two 14'4" x 13'2" (4.39m x 4.03m)**

Again, another large double bedroom with carpet to the floor, uPVC window to the rear aspect, single radiator and fitted wardrobes with mirrored sliding doors.

**Bedroom Three 12'10" x 11'5" (3.92m x 3.48m)**

Carpet to the floor, built in wardrobe, uPVC window to the front aspect with attractive views and single radiator.

**Family Bathroom**

A spacious family bathroom with white corner jacuzzi bath, glazed screen and electric shower over, tiled walls with built in shelving, white toilet and pedestal hand basin, uPVC window to the side aspect and large single radiator.

**Externally**

Front.

A large garden laid mainly to lawn providing lovely kerb appeal, with mature borders, a double driveway and path leading to the front of the property and garage. The oil tank is located to the side of the garden.

Integrated garage with 'up & over' door, water supply, lighting and electricity along with Worcester Oil boiler.

Rear.

The rear garden is laid mainly to lawn with established trees and shrubs, a raised decking area with side access to the front garden.

**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.

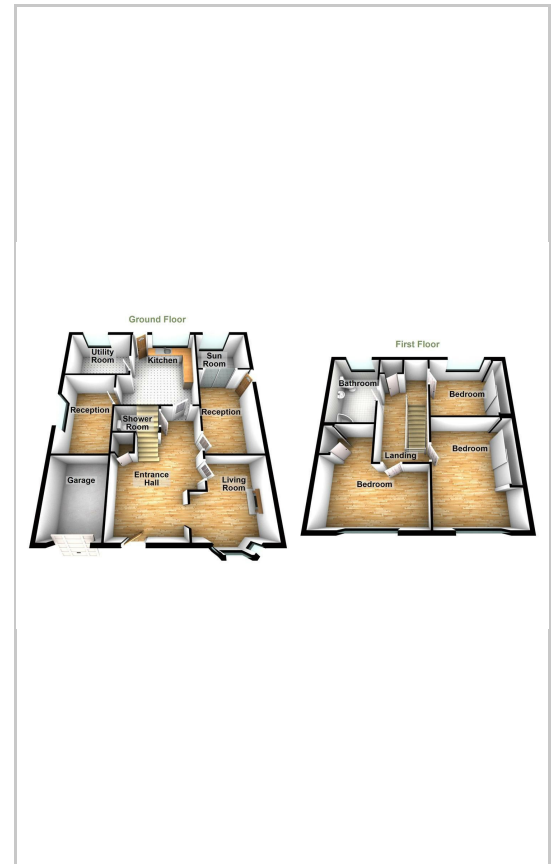
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

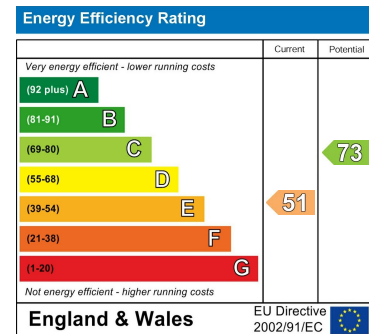
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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