



## 41 Wilton Bank

Saltburn-By-The-Sea, TS12 1PD

**£275,000**



Located in the charming area of Wilton Bank, Saltburn is this deceptively spacious, four bedroom, converted dormer bungalow. With four well-appointed bedrooms, including a thoughtfully converted garage that now serves as a ground floor bedroom complete with an en suite, this property is perfect for families or those seeking extra space.

The home features an open plan Living/Dining Room. Two shower rooms (one on each floor), a spacious conservatory, off street parking and a good sized Kitchen.

One of the standout features of this property is the extensive rear garden, which not only offers ample outdoor space but also boasts stunning views of the nearby countryside and the sea.

Wilton Bank is a desirable location, providing easy access to the local amenities of Saltburn including shops, schools, and the award winning beach. This property presents a wonderful opportunity for those looking to settle in a picturesque coastal town while enjoying the comforts of a spacious family home. Don't miss the chance to make this lovely bungalow your own.



Tenure: Freehold  
 Council Tax: Redcar & Cleveland Band C  
 EPC: D

**Entrance Porch 8'9" x 5'8" (2.68 x 1.75)**

Radiator.  
 Wooden Floor.  
 Door to Bedroom Four and En Suite .

**Living Room / Dining Room 13'1" x 20'8" (4.0 x 6.32)**

Double glazed window to the front aspect.  
 French doors, opening to the rear conservatory.  
 Radiator.  
 Electric flame effect fire with marble effect back, hearth and surround.

**Kitchen 8'5" x 8'9" (2.57 x 2.68)**

Double glazed window to the rear aspect with stunning views of the back garden and nearby countryside.  
 Radiator.  
 A range of modern wall base units in high gloss grey with oak effect roll top work surfaces.  
 Range-style, dual fuel cooker with matching stainless steel extractor hood.  
 Integrated washing machine.  
 Stainless steel sink with mixer tap.  
 Wood effect vinyl flooring.  
 uPVC door, opening to the side.

**Conservatory 12'11" x 11'8" (3.94 x 3.56)**

Double glazed throughout with brick bulk walls and an insulated roof.  
 uPVC door, opening to the rear garden.

**Ground Floor Bedroom/Reception Room 10'9" x 13'4" (3.28 x 4.08)**

Double glazed bay window to the front aspect.  
 Radiator.  
 Spacious, walk-in storage cupboard housing the electric meter.  
 Door to the En Suite.

**En Suite 8'0" x 5'4" (2.45 x 1.65)**

Glass shower cubicle.  
 Low level WC.  
 Pedestal wash hand basin.  
 Radiator.  
 Tile effect vinyl flooring.

**Inner Hallway**

Staircase to the first floor.  
 Radiator.  
 Under-stair storage cupboard.

**First Floor Landing**

Double glazed window to the side aspect.

**Shower Room 10'10" x 6'9" (3.31 x 2.08)**

Double glazed, frosted window to the side aspect.  
 Walk in double shower cubicle.  
 Radiator.  
 Low level WC and wash hand basin, inset into a vanity unit.  
 Wood effect flooring.

**Bedroom Two 14'2" x 13'2" (4.32 x 4.02)**

Double glazed window to the front aspect.  
 Built in wardrobes with sliding doors.  
 Radiator.

**Bedroom Three 9'5" x 7'9" (2.88 x 2.37)**

Double glazed window to the rear aspect with sweeping views of the countryside and sea.  
 Radiator.

**Bedroom Four 9'5" x 7'9" (2.88 x 2.37)**

Double glazed window to the rear aspect with sweeping views of the countryside and sea.  
 Radiator.

**External**

To the front of the property is a paved driveway, providing off street parking for one vehicle.

The extensive rear garden is mainly laid to lawn, with a selection of well maintained shrubs, bushes and trees. With sweeping countryside, woodland and sea views from the rear garden.

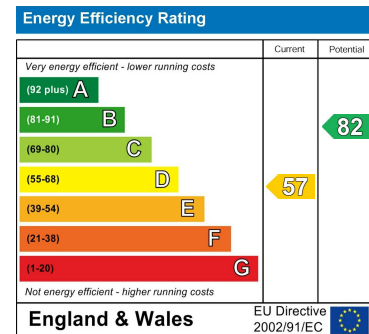
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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