Inglebys
Estate Agents

9 Woodbrook Close

New Marske, TS11 8HP

£345,000

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Reduced for Quick Sale Constructed in 1995 and located in the sought after cul-de-sac of Woodbrook Close, New Marske, this exceptionally well-presented detached house offers a perfect blend of comfort and style.

With four generously sized bedrooms, an extension to the rear, an additional ground floor WC and a spacious conservatory, this thoughtfully designed property is ideal for families seeking ample living space.

With its spacious interiors and clever layout, this detached house on Woodbrook Close is a wonderful opportunity for those looking to settle in New Marske. Don't miss the chance to make this delightful home your own.

Tenure: Freehold

Council Tax: Redcar & Cleveland, Band E

EPC Rating: D

Entrance Hallway
Partially glazed uPVC entrance door.
Wood effect flooring.
Door to the Living Room

Living Room 21'0" reducing to 12'11" x 17'6" (6.42 reducing to 3.94 x 5.35)
Double glazed bay window to the front aspect.
Wood effect flooring.
Glazed French doors opening to the Dining Room.

Kitchen 8'5" x 10'6" (2.59 x 3.22)
Double glazed window to the rear aspect.
A range of modern fitted wall and base units with marble effect roll top work surfaces.
Tiled splashbacks.
Integrated single oven with matching four burner hob.
Wood effect flooring.

Inner Hallway
Under-stair storage cupboard.
Open-plan to the Dining Room.

Dining Room 19'4" reducing to 14'10" x 8'11" (5.9 reducing to 4.54 x 2.74)
Double glazed French doors, opening to the conservatory.
Wood effect flooring.

Cloakroom/WC 3'3" x 4'5" (1.0 x 1.36)
Double glazed, frosted window to the side aspect.
Tiled splashbacks.
Low level WC.
Pedestal wash hand basin.

Conservatory 18'5" reducing to 10'2" x 11'3" (5.63 reducing to 3.1 x 3.44)
Double glazed throughout.
French doors opening to the rear garden.

First Floor Landing
Airing cupboard.

Bedroom One 13'6" x 9'9" (4.13 x 2.98)
Double glazed window to the front aspect with stunning views of the surrounding countryside and sea.
Built in wardrobes and over-head storage cupboards.

Bedroom Two 10'9" reducing to 5'0" x 9'6" (3.30 reducing to 1.54 x 2.91)
Double glazed window to the rear aspect with countryside views.

Bedroom Three 8'7" x 15'2" (2.63 x 4.64)
Double glazed window to the rear aspect.
Wood effect laminate flooring.

Bedroom Four 8'2" x 9'2" (2.51 x 2.81)
Dual aspect double glazed windows to the front and rear aspects.
Wood effect flooring.

Family Bathroom 8'7" x 5'6" (2.64 x 1.68)
Double glazed, frosted window to the rear aspect.
A four piece bathroom suite comprising of a low level WC, pedestal wash hand basin a panelled bath with shower attachment and a double shoer cubicle.
Tile effect cladded walls.
Tile effect vinyl flooring.

Garage
With an electric roller door, power and light and overhead storage.

External
To the front of the property is a low maintenance, gravelled garden and a concrete imprint driveway, providing off street parking for two vehicles, and access to the garage.

The hedge-lined rear garden is mainly laid to lawn with a selection of well presented shrubs and bushes.

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

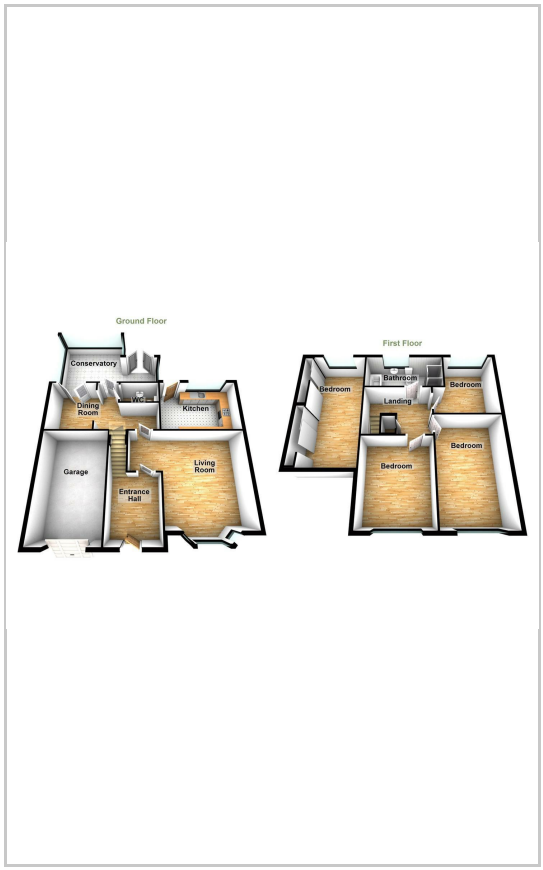
Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

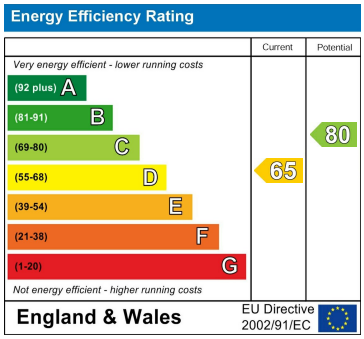
Disclaimer
Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with

Area Map

Floor Plans



Energy Efficiency Graph



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