



# Inglebys

Estate Agents



## 36 Willow Drive

Brotton, TS12 2SB

**£159,950**



Located on a generous corner plot at Willow Drive in Brotton, is this spacious three bed home WITH ADDITIONAL ATTIC ROOM. Boasting a large rear garden alongside an incredibly practical interior.

The ground floor benefits from a handy additional utility room and WC, while the rest of the property offers generous room sizes and plenty of storage throughout.

With off street parking for several cars, an open plan living and dining room and all located within easy reach of Primary and Secondary schools, shops and beaches.



Tenure: Freehold

Council Tax: A

EPC Rating: Awaiting assessment

#### Entrance Hallway

Partially glazed uPVC entrance door.  
Under-stair storage cupboard.  
Wood effect vinyl flooring.  
Radiator.  
Staircase rising to the first floor.

#### Living Room 11'9" x 13'1" (3.59 x 4.0)

Double glazed French doors, opening to the rear garden.  
Multi fuel burning stove with a tiled back and hearth and an oak mantle.  
Radiator.  
Open plan to the Dining Room

#### Dining Room 10'9" x 10'4" (3.29 x 3.15)

Double glazed window to the front aspect.  
Radiator.  
Wood effect vinyl flooring.  
Open plan to the Living Room

#### Kitchen 8'7" x 8'6" (2.63 x 2.60)

Double glazed window to the side aspect.  
A range of fitted wall and base units with granite effect roll top work surfaces.  
Stainless steel sink unit with mixer tap.  
Tiled splashbacks.  
Space for a free-standing cooker.  
Ceramic tile flooring.  
Storage cupboard.

#### Utility Room 5'6" x 7'1" (1.69 x 2.17)

Double glazed window to the side aspect.  
Granite effect roll top work surfaces.  
Large storage cupboard/pantry with a frosted window to the rear and shelving.  
Door to the ground floor WC/ cloakroom.  
Radiator.  
Tiled flooring.

#### WC / Cloakroom

Double glazed, frosted window to the side aspect.  
Low level WC.  
Fully tiled walls and flooring.

#### First Floor Landing

Double glazed window to the front aspect.  
Loft access hatch with integrated ladder.

#### Bedroom One 10'10" x 10'3" (3.32 x 3.13)

Double glazed window to the rear aspect.  
Built in storage cupboard.  
Radiator.

#### Bedroom Two 10'10" x 9'5" (3.31 x 2.88)

Double glazed window to the front aspect.  
Built in storage cupboard.  
Radiator.

#### Bedroom Three 6'6" x 10'6" (1.99 x 3.21)

Double glazed window to the rear aspect.  
Built in storage cupboard.  
Radiator.

#### Family Bathroom 6'9" x 7'3" (2.06 x 2.23)

Double glazed, frosted window to the side aspect.  
A white three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over.  
uPVC clad walls.  
Wood effect vinyl flooring.

#### Attic Room

Fully boarded room, accessed via a pull down ladder from the first floor landing.  
Double glazed Velux window with views of the neighbouring countryside.  
Under-eaves storage.

#### External

To the front of the property is a low maintenance, gravelled driveway, providing off street parking for several vehicles.

One of the standout features of this property is the large, enclosed rear garden. it features a gravelled patio area tailored for barbecues and entertaining, a separate decked terrace and a pristine artificial lawn area ideal for sunbathing.

#### 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.

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 firms 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

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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