



Inglebys

Estate Agents



9 Woodbrook Close

New Marske, TS11 8HP

£349,995



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: Awaiting assessment

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 shoe cubicle.

Tile effect cladded walls.

Tile effect vinyl flooring.

Garage

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

External

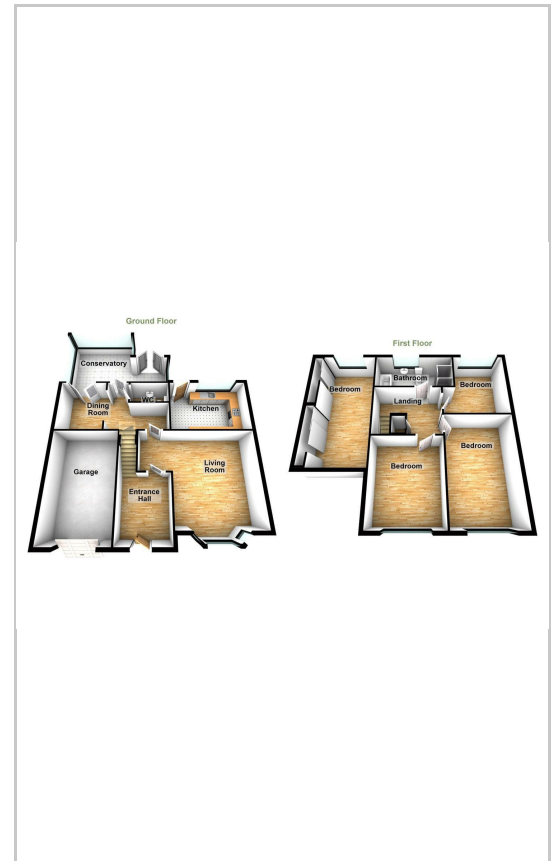
To the front of the property is a low maintenance, gravelled garden and a concrete imprint driveway, providing off street parking for two vehicles, and access to the garage.

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

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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