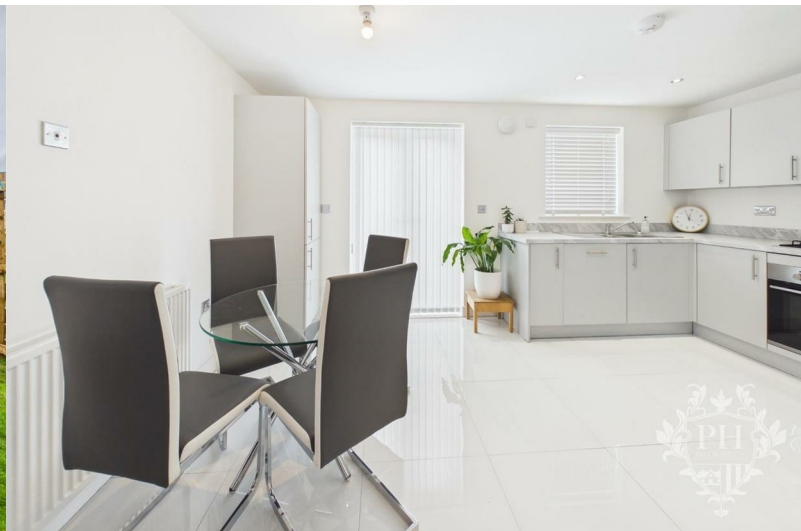




## 22 Ambrose Road

Marske-By-The-Sea, Redcar, TS11 8FP

Offers In The Region Of £229,000



# 22 Ambrose Road

Marske-By-The-Sea, Redcar, TS11 8FP

Offers In The Region Of £229,000



## ENTRANCE

4'1" x 4'10" (1.24m x 1.47m )

Step through the sleek black UPVC treble glazed composite front door and into a contemporary entrance hall, where natural light spills across the space. To your left, a built-in cupboard offers convenient storage, while a modern radiator ensures the area stays comfortably warm. From here, you're drawn directly into the inviting reception room beyond.

## RECEPTION ROOM

12'10" x 15'4" (3.91m x 4.67m)

The reception room sits at the front of the property, catching natural light through a large UPVC treble glazed window that frames the front view, with a second window to the side aspect, giving the space an airy, open feel. There's plenty of room for a comfortable two-piece suite, along with additional storage units to keep things tidy. The modern laminate flooring adds a sleek, contemporary touch, while a radiator keeps the room warm and inviting. From here, you can easily access the kitchen and dining area, the utility room and ground floor W.C., as well as the staircase leading to the first floor. There's also a handy understair storage area, perfect for keeping everyday essentials out of sight.

## KITCHEN/ DINER

10'8" x 15'4" (3.25m x 4.67m )

On the right side of the room, you'll find a modern kitchen area outfitted with sleek, matt cabinets and drawers that reflect the natural light beautifully. The marble-effect worktops add a touch of elegance, providing ample space for meal preparation. A built-in electric oven sits neatly below a gas hob, making cooking both convenient and stylish, while the integrated fridge freezer blends seamlessly into the cabinetry, maintaining the kitchen's streamlined look. A large UPVC treble-glazed window overlooks the rear garden, offering a pleasant view and filling the space with daylight.

To the left, the dining area easily accommodates a full-sized dining table, creating an inviting space for family meals or entertaining guests. French doors open directly onto the patio, allowing for easy indoor-outdoor flow and making al fresco dining a breeze. The room's crisp white, high-gloss floor tiles catch the light and tie together the kitchen and dining areas, while a contemporary

radiator adds both comfort and a subtle design accent, ensuring the space feels cohesive and welcoming.

## UTILITY/ GROUND FLOOR W.C

5'10" x 6'6" (1.78m x 1.98m )

On the left side of the room, you'll find a thoughtfully designed utility area. Here, sleek storage units are topped with striking marble-effect worktops, offering both style and practicality. There's ample space for a washer and dryer, making laundry tasks convenient and organized, and a dedicated sink set into the counter for added functionality. This area also includes a ground floor w.c., providing extra convenience for day-to-day living. The floor is finished with high-gloss tiles that catch and reflect the light, adding a sense of polish to the space. A modern radiator keeps the room comfortably warm, while a frosted UPVC treble-glazed window lets in natural light without compromising privacy.

## LANDING

7'3" x 6'11" (2.21m x 2.11m )

The landing is bright and inviting, with crisp white walls that reflect natural light and plush beige carpeting that adds warmth underfoot. A sleek radiator provides comfort throughout the seasons. From this central space, you can access all three of the home's bedrooms, the family bathroom, and the loft above.

## BEDROOM ONE

9'10" x 9'10" (3.00m x 3.00m )

The first bedroom sits at the front of the home, where natural light pours in through a large UPVC treble glazed window. There's ample space here for a comfortable double bed, along with generous storage options—think a full-sized wardrobe or a set of drawers—without the room ever feeling cramped. The soft grey carpet adds a cozy touch underfoot, and a radiator ensures the space stays warm all year round. This bedroom also features its own private en-suite bathroom, complete with a sleek step-in shower fitted with a thermostat control for the perfect water temperature, a modern hand basin, and a low-level w.c. The en-suite is brightened by a frosted UPVC treble glazed window, offering both light and privacy, while a radiator keeps the space pleasantly warm.

## BEDROOM TWO

11'1" x 8'3" (3.38m x 2.51m )

Tucked away at the back of the property, the second bedroom offers a peaceful retreat, easily fitting a double bed along with sizable wardrobes or storage units. The crisp white walls brighten the room, while a soft grey carpet adds warmth underfoot. A large UPVC treble-glazed window lets in natural light and frames a quiet view, and a radiator ensures the space stays cozy year-round.

## BEDROOM THREE

7'7" x 6'10" (2.31m x 2.08m )

Tucked away at the back of the house, the third bedroom offers a quiet retreat with space for a single bed and a few smaller storage pieces. Sunlight filters in through a UPVC treble glazed window, highlighting the crisp white walls and soft beige carpeting underfoot. A radiator keeps the room comfortable year-round, making it a cozy spot for rest or study.

## FAMILY BATHROOM

7'3" x 5'9" (2.21m x 1.75m)

The family bathroom features a contemporary three-piece suite, offering a sleek paneled bathtub set against stylish, partially tiled walls that add a touch of sophistication. A modern floating hand basin provides both functionality and visual appeal, while the low-level W.C. completes the arrangement. The space is kept comfortable year-round by a well-positioned radiator, and an extractor fan ensures fresh air circulation. Natural light filters in softly through a frosted UPVC treble-glazed window, maintaining privacy while brightening the room.

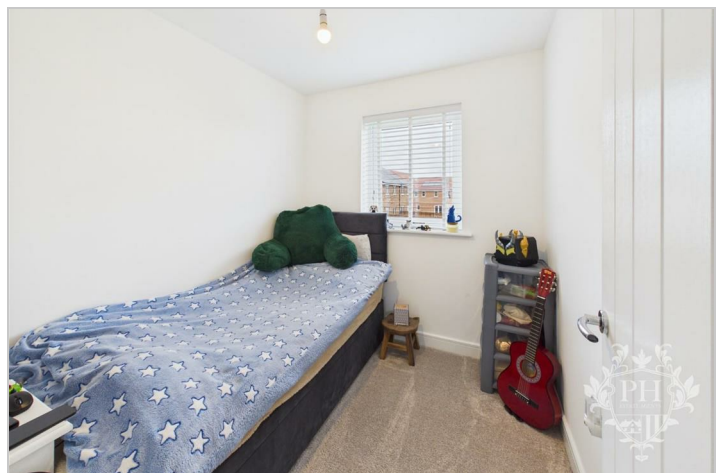
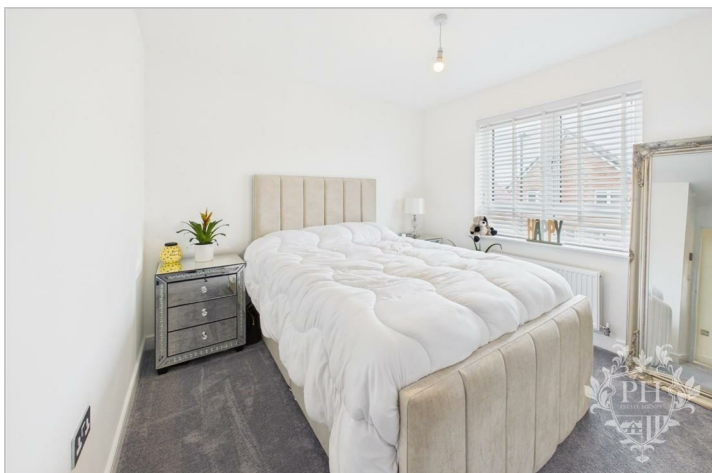
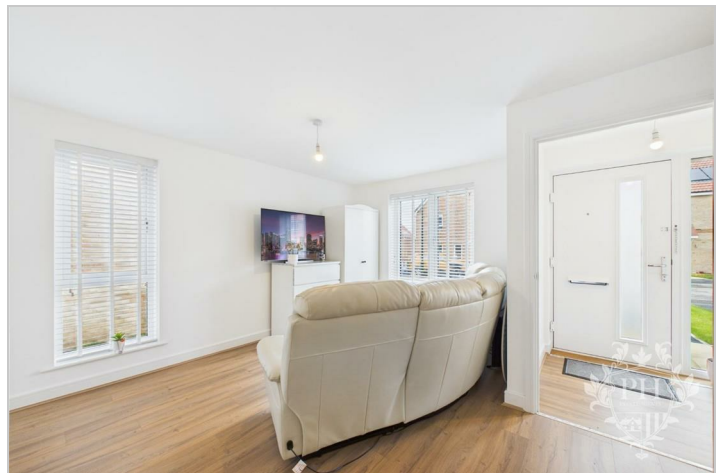
## EXTERNAL

Nestled within the sought-after Taylor Wimpey development in Marske, this property boasts impressive curb appeal with a spacious double driveway at the front. Step into the generously sized, fully fenced rear garden—perfect for relaxing or entertaining—with its inviting patio area ideal for summer evenings. Conveniently located, the home is just a short drive from a variety of local shops, highly regarded schools, and the vibrant high street, ensuring everything you need is close at hand including the sea front.

## PROPERTY INFORMATION

This home has been thoughtfully enhanced with a range of high-end upgrades, giving it a sleek, modern feel. Every detail reflects a commitment to quality, with no expense spared on premium finishes and features. A comprehensive list of all the additional enhancements installed at the time of purchase is available from the agents.

- LOW ENERGY HOME
- SOLAR PANELS
- EV CHARGER
- VENTILATION SYSTEM
- TREBLE GLAZED THROUGHOUT



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.