



Inglebys

Estate Agents



24 Cattersty Way

Brotton, TS12 2UH

£345,000



Occupying a Particularly Generous Plot in a Quiet Cul-de-Sac a 4-bedroom Detached Residence with Fantastic Sea and Country Views. Never Before Available on the Open Market.



Located at the head of a quiet cul-de-sac, occupying a particularly generous plot in a much sought after development with extensive views from Moors to Sea. An immaculately presented 4 bedroom detached residence. With only one owner since being built, the property has been extremely well maintained, and has never before been available on the open market.

Benefiting from uPVC double glazing throughout, gas central heating, Living Room with separate Dining Room. Bright and airy Kitchen with separate Utility Room, Upstairs there are four generous bedrooms, 3 with fitted wardrobes. Externally there is a large driveway providing ample parking, and giving access to the integrated garage with electric roller shutter door. To the rear is a large established garden, laid mainly to lawn, with stunning floral borders, large pond, and patio area. This is a stunning example, and must be viewed to truly appreciate what it has to offer.

Tenure Details: Freehold.

Council Tax Band: Band D.

EPC Rating: C Rating.

Entrance Hall 19'10" x 5'10" (6.07m x 1.78m)
Composite door, radiator, stairs to First Floor

Cloakroom 6'1" x 2'11" (1.87m x 0.91m)
Steve Duck fitted suite comprising Low Level w.c and wash handbasin in vanity unit, towel rail.

Living Room 17'9" x 10'8" (5.43m x 3.27m)
uPVC window to the front aspect, gas fire in feature surround, radiator, double doors leading to

Dining Room 10'8" x 10'1" (3.26m x 3.08m)
uPVC doors to the rear garden, radiator

Kitchen 15'3" x 8'5" (4.67m x 2.58m)
Steve Duck Fitted Kitchen comprising of a range of gloss white base, wall units and drawers, laminate worktop, black sink and a half with mixer tap. Electric oven and gas hob, integrated dishwasher, fridge, 2 uPVC windows with views over the rear garden, radiator.

Utility 8'8" x 4'11" (2.66m x 1.5m)
Plumbing for washing machine, uPVC door to the side elevation, courtesy door to the integral garage

First Floor

Landing Area
Cupboard housing water tank, large storage cupboard, loft hatch with ladder leading to part boarded loft area.

Bedroom One 13'9" x 12'3" (4.2m x 3.75m)
uPVC window to the front aspect with extensive views, Welham fitted wardrobes, radiator.

Ensuite
uPVC frosted window, Steve duck fitted suite comprising, shower cubicle, low level w.c and wash hand basin in vanity unit. chrome towel rail.

Bedroom Two 11'11" x 8'11" (3.64m x 2.74m)
uPVC window to the rear aspect, fitted wardrobes, radiator

Bedroom Three 12'2" x 10'5" (3.72m x 3.2m)
uPVC window to the rear, fitted wardrobes, radiator

Bedroom Four 10'8" x 8'8" (3.27m x 2.66m)
Currently used as a study, uPVC window to the front aspect with sea views, large over stairs storage cupboard, radiator

Externally

Integrated Garage
Electric roller shutter door, electric points, wall mounted Valliant boiler

Front Garden
Lawned area, with large driveway providing ample parking.

Rear Garden
A truly stunning enclosed rear garden, which has been loving established, and cared for. Large pond, two patio areas and garden shed

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.

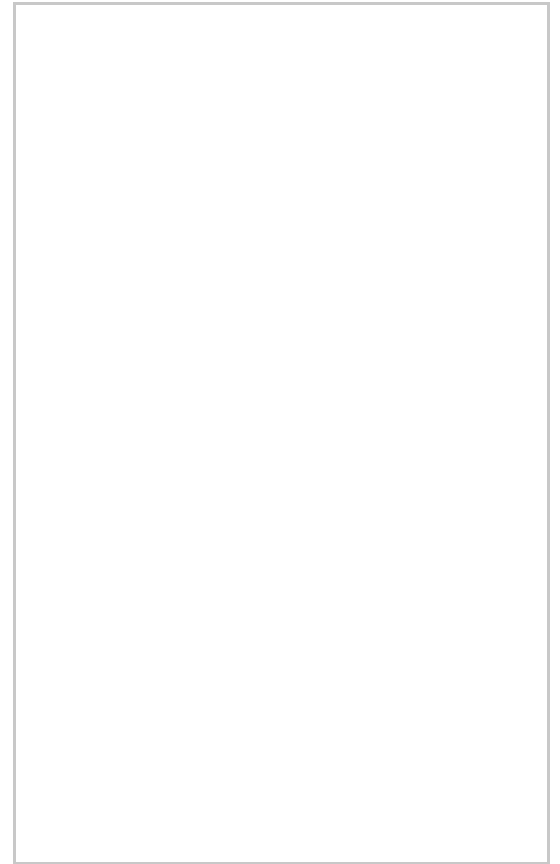
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

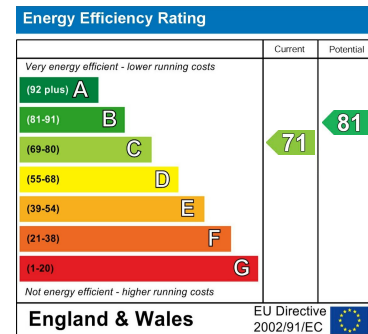
Area Map



Floor Plans



Energy Efficiency Graph



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