



23 TWIZZIEGILL VIEW
EASINGTON, SALTBURN-BY-THE-
SEA

Offers Over £260,000

Nestled in the serene surroundings of Easington, just a stone's throw away from Whitby and Saltburn by the Sea, 23 Twizziegill View offers a haven of tranquillity, perfectly positioned to embrace the beauty of the North Yorkshire Moors and Coastline. Situated in a coveted cul-de-sac, this property enjoys an enviable location with breath-taking unspoiled countryside views to the rear aspect.

- Tranquil retreat in Easington with unspoiled countryside views
- Enviable cul-de-sac location near Whitby and Saltburn by the Sea
- Meticulously enhanced with a new kitchen (2018) and stylish shower room (2016)
- Energy-efficient features, including solar panels and air source heat pump

23 Twizziegill View, Easington: A

Tranquil Retreat

The current vendors have meticulously enhanced the property, ensuring modern comfort and energy efficiency. A new kitchen was installed in 2018, complemented by a stylish shower room introduced in 2016. Energy savings are maximized through solar panels and insulation in the part-boarded loft. The central heating system, powered by an air source heat pump installed in 2018, and new windows installed since 2020 further contribute to the property's efficiency.

Upon entering, a welcoming hallway sets the tone, with stairs rising to the first floor and doors leading to the lounge and a convenient Cloaks/WC. The lounge, positioned to the rear and overlooking the rear garden, boasts a log-burning stove. The dining area seamlessly transitions into a sunlit conservatory with tiled flooring, providing a delightful space to enjoy the garden views. The modern kitchen is a culinary delight, equipped with matching wall and base units, marble-effect roll-top work surfaces, and integrated appliances, including a 'slide and hide' Neff cooker.



The first floor features a spacious landing with built-in storage and loft access. Bedroom one, overlooking the rear garden and countryside, offers a fitted wardrobe. Bedroom two, with ample fitted wardrobes, graces the front, while bedroom three, situated at the front, presents versatility as a nursery or office. The modern shower room completes the first floor, featuring a three-piece suite.

The property includes a single attached garage, an extensive driveway for multiple vehicles, and meticulously landscaped gardens. The front garden, adorned with a lush lawn and established hedge, ensures privacy. The expansive rear garden, basking in all-day sunshine, showcases a variety of mature apple trees, gooseberries, black currants, and raspberries, providing an idyllic outdoor retreat with unspoiled countryside views.

Embrace the serenity and charm of this unique home—viewing is a must to fully appreciate the tranquility and beauty it offers.

Entrance Hall

10'9" x 7'1"

Cloaks/WC

7'1" x 2'3"



- Modern comfort with central heating and new windows (since 2020)
- Welcoming entrance hallway leading to lounge and convenient Cloaks/WC
- Log-burning stove in the lounge and dining area with garden views
- Culinary delight: modern kitchen with 'slide and hide' Neff cooker

Lounge/Diner

19'9" max x 13'8"

Kitchen

12'5" x 7'10"

Conservatory

9'8" x 9'2"

Landing

9'4" x 6'8" (6'7")

Bedroom 1

10'2" x 8'10"

Bedroom 2

Bedroom 3

Shower Room

6'3" x 6'0"

Garage

17'7" x 8'8" (8'7")

Easington

Easington offers an excellent location for those

seeking to explore the beautiful surrounding countryside and nearby seaside towns of Saltburn and Whitby, with some lovely sandy beaches and excellent walking trails in close proximity. The nearby market square of Loftus provides an array of amenities, including a Co-operative supermarket, hairdressers, post office, doctors surgery, and a library, while a leisure centre is situated on the outskirts of town. For a wider range of shopping facilities and amenities, the Asda superstore and associated retail park are close by. The market town of Guisborough and the seaside town of Saltburn by the Sea are both comfortably within driving distance. Additionally, there is a wide range of good schools catering to all age groups, from nursery to further education colleges in the surrounding area. Commuting is made easy with the A174 providing a direct route southward to Whitby and northward to Middlesbrough.



- Sunlit conservatory seamlessly connecting indoor and outdoor spaces
- Three bedrooms, versatile for nursery or office, and modern shower room





Additional Information

Local Authority -
Council Tax - Band C
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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