

## WENTWORTH CRESCENT, NEW MARSKE, TS11 8DB



- ▲ Three Bedroom Link Detached Property
- ▲ Highly Popular Residential Location
- ▲ Stunning Open Plan Ground Floor
- ▲ Quartz Topped Kitchen Diner
- ▲ Bi-Folding Doors
- ▲ Sauna
- ▲ Integral Garage
- ▲ South Westerly Facing Rear Garden

**Offers Over £240,000**

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Located within the highly popular residential area of New Marske, this stunning link detached property is simply move in ready. Upgraded and extended to create a fantastic open plan family home. Upgrades include a Quartz topped kitchen diner, multifuel burner and high spec family bathroom. Early serious viewing is essential to fully appreciate this showstopper property.

#### **GROUND FLOOR**

##### **ENTRANCE PORCH - 1.72m x 1.10m (5'8" x 3'7")**

Modern style part glazed entrance door, oak LVT flooring, UPVC windows and further part glazed composite door to the hall.

##### **HALL - 1.73m x 1.46m (5'8" x 4'9")**

With oak panelled doors to the open plan living room/kitchen/diner and further door to the integral garage, radiator and staircase to the first floor.

##### **INTEGRAL GARAGE - 2.27m x 4.75m (7'5" x 15'7")**

With remote roller door access, power, lighting and shelved storage.

##### **LIVING ROOM/KITCHEN/DINER - 5.84m (19'2") reducing to 4.04m (13'3") x 8.80m (28'10") reducing to 4.93m (16'2")**

A stunning open plan room with media wall with feature lighting, neutral décor with grey carpet, open throughs to the kitchen dining space with oak LVT flooring and multifuel burner with slate hearth. The sleek Quartz topped kitchen benefits from soft closing doors and integrated electric oven, microwave and AEG induction hob with extractor hood, integrated fridge freezer and Neff dishwasher. Island unit with seating, vaulted ceiling with twin Velux style roof windows showering the room with natural light, UPVC window and bi-folding doors open to the sunny rear garden and give access to the separate utility and sauna.

##### **UTILITY - 2.07m x 2.40m (6'9" x 7'10")**

Matched kitchen units with stainless steel sink unit, plumbing for washing machine and space for tumble dryer, wall mounted Baxi 800 combi boiler, Herringbone vinyl flooring, UPVC window, door to the rear garden and further door to the sauna.

##### **SAUNA - 2.08m x 1.69m (6'10" x 5'7")**

Fully clad and insulated sauna with vinyl flooring and extractor.

**TO VIEW:** Tel: **01642 285041**

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## FIRST FLOOR

### **LANDING - 2.60m x 1.57m (8'6" x 5'2")**

With oak panelled doors to all rooms including a shelved storage cupboard, UPVC window and access to the loft space.

### **BEDROOM ONE - 3.34m x 3.24m (10'11" x 10'8")**

A nicely presented room with neutral décor including grey carpet, radiator and UPVC window.

### **BEDROOM TWO - 3.14m (10'4") reducing to 2.44m (8') x 3.14m (10'4") reducing to 2.19m (7'2")**

A double room with radiator and UPVC window overlooks the rear garden.

### **BEDROOM THREE - 2.41m x 2.95m (7'11" x 9'8")**

A spacious single room with radiator and UPVC window.

### **BATHROOM - 2.58m x 1.63m (8'6" x 5'4")**

A high spec modern suite with matt finish fixtures and fittings, over bath thermostatic shower with rinser attachment, vanity storage unit, fully tiled walls and flooring, contrasting UPVC clad ceiling with extractor fan and downlighters, illuminated mirror and UPVC window.

## EXTERNALLY

**PARKING & GARDEN** - The front of the property benefits from a full width concrete driveway offering parking for numerous vehicles with gated access to the rear garden. The southerly facing rear garden is laid to lawn with a paved patio area and modern style fencing with raised border planting.

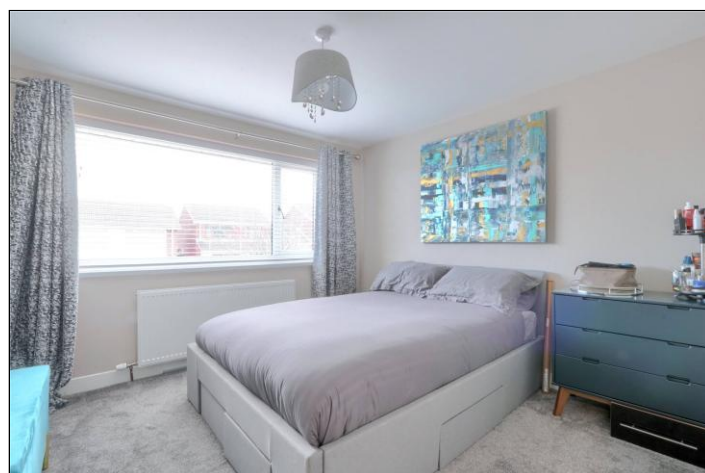
Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

**AGENTS REF:** - CF/LS/EST260113/24032026

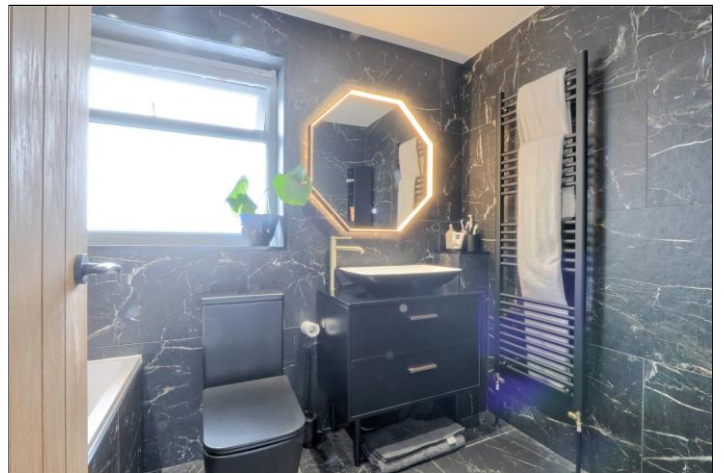
**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Redcar office on

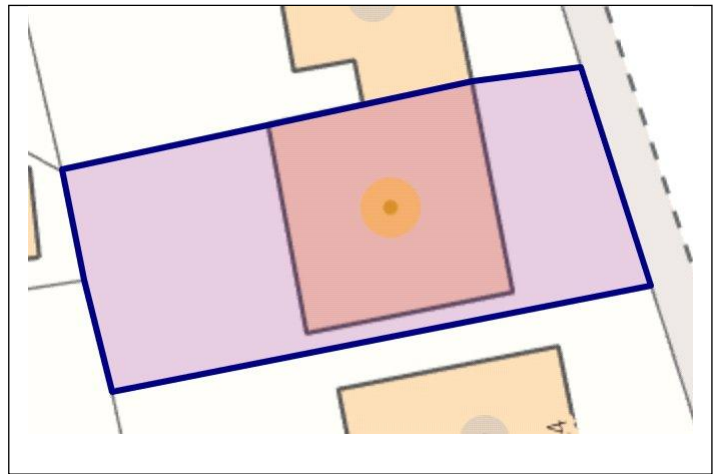
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