

## NEWMARKET ROAD, REDCAR, TS10 2HZ



- ▲ Semi Detached Property
- ▲ Five Double Bedrooms
- ▲ Three Bathrooms
- ▲ Fantastic Racecourse Estate Location
- ▲ Re-Modelled & Extended Family Home Spanning Approximately 1,600 Sq. Ft

- ▲ Open Plan Granite Topped Kitchen Breakfast Room
- ▲ Brilliant Family Size Property
- ▲ Roof Terrace
- ▲ Garage
- ▲ Barbeque Area
- ▲ Garden Overlooking the Racecourse

**Offers Over £299,950**

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Located on the ever popular racecourse estate, this extended and re-modelled family home ticks plenty of boxes offering spacious living over three floors and spanning approximately 1,600 sq. ft including a lovely open plan kitchen breakfast/living room area. Brilliant for local amenities, schooling and transport links. Early serious viewing is advised to fully appreciate this special property.

#### **GROUND FLOOR**

##### **ENTRANCE PORCH - 1.91m x .47m (6'3" x 154'2")**

Part glazed UPVC entrance door, sanded floorboards, oak panelled door to the WC and further door to the hall.

##### **WC - 1.64m x 1.23m (5'5" x 4')**

White suite with UPVC window.

##### **HALL - 3.49m (11'5") including stairs x 0.77m (2'6")**

With staircase to the first floor and oak panelled door to the dining room.

##### **DINING ROOM - 3.66m (12') reducing to 2.64m (8'8") x 3.62m (11'11") reducing to 2.73m (8'11")**

A light and bright room with sanded floorboards, tiled open fireplace, radiator, UPVC window and oak panelled door to the living room.

##### **LIVING ROOM - 3.65m x 4.69m (12' x 15'5")**

A nicely presented spacious room with feature wall and sanded floorboards, multifuel burner with tiled hearth, radiator, UPVC window overlooks the rear garden and opens through to the kitchen breakfast room.

##### **KITCHEN BREAKFAST ROOM - 2.46m x 6.61m (8'1" x 21'8")**

A high gloss fitted granite topped kitchen with stainless steel handles and soft closing doors, range style cooker, plumbing for washing machine and dishwasher, breakfast bar area, UPVC window and door to the side of the property, sliding door to the shelved pantry area, radiator and sliding patio door to the rear garden.

#### **FIRST FLOOR**

**LANDING** - With oak panelled doors to all rooms, radiator and staircase to the second floor.

##### **BEDROOM TWO - 3.64m x 3.63m (11'11" x 11'11")**

A spacious room with feature wall and neutral carpet, integrated storage cupboard, radiator and UPVC window.

**TO VIEW:** Tel: 01642 285041

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## **BEDROOM THREE - 3.70m x 3.69m (12'2" x 12'1")**

A double room with neutral decoration, integrated storage, radiator and UPVC window with open views over the racecourse and rear garden.

## **BEDROOM FOUR - 2.49m x 3.19m (8'2" x 10'6")**

A light and bright room with feature wall and neutral carpet, radiator, UPVC window and fully glazed door to the balcony.

## **FIRST FLOOR BATHROOM - 1.48m x 3.15m (4'10" x 10'4")**

A white suite with over bath thermostatic shower, extractor fan, vanity storage unit, fully tiled walls, UPVC clad ceiling, ladder radiator, tiled flooring and UPVC window.

## **SECOND FLOOR**

**LANDING AREA** - With oak panelled doors to all rooms.

## **BEDROOM ONE - 5.18m (17') plus wardrobes reducing to 4.18m (13'9") x 3.07m (10'1") reducing to 2.30m (7'7")**

A fantastic spacious room with integrated storage, modern style radiator and twin UPVC windows.

## **BEDROOM FIVE - 3.04m x 2.91m (10' x 9'7")**

A double room with neutral décor, radiator and UPVC window offering vast open views over the racecourse.

## **BATHROOM - 2.50m x 3.86m (8'2" x 12'8")**

A stunning white modern suite with a freestanding bath with shower rinser attachment, separate thermostatic walk-in shower, tiled flooring, storage cupboard housing the recently fitted Worcester combi boiler, twin high gloss vanity storage units, chrome ladder radiator and UPVC window.

## **EXTERNALLY**

### **FORMER GARAGE - 2.52m x 4.82m (8'3" x 15'10")**

Currently used as a home space with power and lighting.

### **BALCONY - 2.52m re 2.37m x 6.06m reducing to 0.88m**

A fantastic space accessed via bedroom four with open views over the racecourse.

**PARKING & GARDENS** - The front of the property benefits from a concrete driveway and further paved frontage with sleeper raised planters. Gated access to the side of the property with wood store, outdoor tap and gated access to the rear garden. The rear garden is mainly laid to lawn with raised sleeper planters, hot tub area with gated access to the racecourse, various seating areas, brick built store area and barbeque area.

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/RED241235/13032026

**Council Tax Band:** D      **Tenure:** Freehold

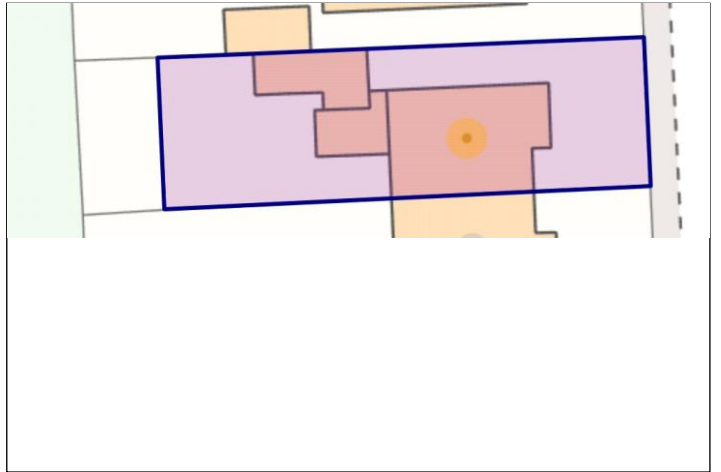
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GROUND FLOOR

1ST FLOOR

2ND FLOOR

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