

# COOMBE HILL, NEW MARSKE, REDCAR, TS11 8JW



- ▲ Detached Bungalow
- ▲ Three Bedrooms
- ▲ Fantastic Highly Sought After Location
- ▲ Stunning Generous Elevated Plot

- ▲ 25ft Lounge Diner
- ▲ Extended Kitchen
- ▲ Garage
- ▲ Superb Gardens

**£285,000**

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Rarely do detached bungalows become available in such a sought after area within New Marske! Sitting on a brilliant plot with masses of space both inside and out. Viewing is a must to fully appreciate this unique home.

### **GROUND FLOOR**

**ENTRANCE PORCH** - Part glazed composite entrance door with side light, radiator, and door to the lounge/diner.

**LOUNGE/DINER** - 7.7m (25'3") reducing to 1.83m (6') x 3.56m (11'8") reducing to 2.72m (8'11")

A generous twin bow windowed room with immaculate décor, modern style fire surround with electric living flame fire, and doors to the kitchen and hall.

**KITCHEN** - 4.88m (16') reducing to 1.68m (5'6") x 4.27m (14') reducing to 2.74m (9')

A generous extended kitchen with roll edge worktops, integrated electric oven and ceramic hob with extractor hood, plumbing for washing machine and dishwasher, part tiled walls, vinyl flooring, fully glazed door opens to the front of the property and sliding patio doors open to the side patio area.

**HALL** - 2m (6'7") reducing to 0.9m (2'11") x 4.3m (14'1") reducing to 1.55m (5'1")

With panelled doors to all rooms including handy storage cupboard housing the Worcester combi boiler with filter system and shelved storage.

**BEDROOM ONE** - 3.56m (11'8") including wardrobes reducing to 2.67m (8'9") x 3.86m (12'8") reducing to 2.36m (7'9")

A light and bright room with full width fitted mirror sliding wardrobes, radiator, and UPVC window overlooking the southwest facing rear garden.

**BEDROOM TWO** - 2.67m x 2.97m (8'9" x 9'9")

A nicely presented double room with radiator and sliding patio door to the rear garden.

**BEDROOM THREE** - 2.87m x 2.36m (9'5" x 7'9")

A generous 3rd bedroom with neutral décor including carpet, radiator and UPVC window overlooking the rear garden.

**BATHROOM** - 1.63m x 2.29m (5'4" x 7'6")

Modern style suite with thermostatic shower unit with extractor fan, high gloss vanity storage unit, chrome ladder radiator, fully tiled walls and flooring and UPVC window.

**TO VIEW:** Tel: 01642 285041

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## EXTERNALLY

### **GARAGE - 2.46m x 4.95m (8'1" x 16'3")**

With up and over door, power, light and shelved storage.

**PARKING & GARDENS** - The front of the property benefits from a neat lawned frontage with border planting and generous paved driveway. Twin gated access leads to the stunning southwest facing rear garden mainly laid to lawn with border planting, block paved pathways and a large patio makes this garden ideal for entertaining, a real suntrap with open coastal views.

**AGENTS REF:** - CF/LS/RED230433/30062023

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

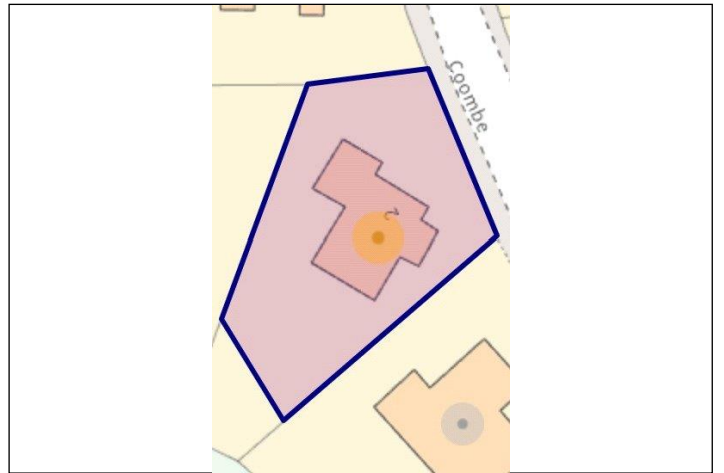
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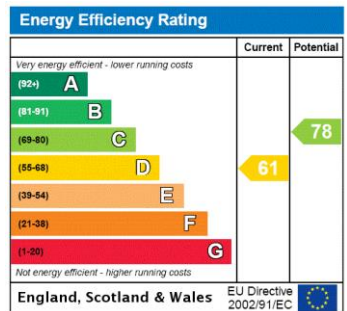


GROUND FLOOR



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