

## ILFRACOMBE DRIVE, REDCAR, TS10 4GD



- ▲ Four Bedroom Detached Property
- ▲ En-Suite Shower Room
- ▲ Popular Residential Area
- ▲ 18ft Kitchen Diner & Separate Utility
- ▲ Ground Floor WC
- ▲ Three Car Tarmac Driveway
- ▲ Spacious Garage
- ▲ South Facing Rear Garden Complete with 16ft Bar

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Sitting within a highly popular residential development within Redcar, this detached property is nicely presented throughout. Spread over three floors, this family home offers spacious rooms including an 18ft southerly facing kitchen diner with French doors to the sunny rear garden. Viewing is advised to appreciate this lovely property.

#### **GROUND FLOOR**

##### **HALL - 2.03m x 3.8m (6'8" x 12'6")**

With part glazed entrance door, Karndean style flooring with detailed edging, radiator, UPVC window and doors to the living room, kitchen diner, WC and under stairs storage cupboard.

##### **WC - 1.4m x 0.9m (4'7" x 2'11")**

White suite with tiled splashback, extractor fan, and downlighter.

##### **LIVING ROOM - 3.96m (13') reducing to 3.25m (10'8") x 4m (13'1") increasing to 4.95m (16'3") into the bay**

A generous bay windowed room with feature wall and neutral carpet, radiator, chrome downlighters and UPVC window.

##### **KITCHEN DINER - 5.49m x 2.97m (18' x 9'9")**

A shaker style fitted kitchen with contrasting square edge worktops and upstands, freestanding range style cooker with stainless steel splashback and extractor hood, plumbing for washing machine, breakfast bar area, Karndean style flooring flows through to the dining/seating area with UPVC French doors to the rear garden and further door to the utility room.

##### **UTILITY ROOM - 1.68m x 1.57m (5'6" x 5'2")**

Matching kitchen units with recently fitted wall mounted Potterton boiler with filter system, plumbing for washing machine, and part glazed door to the side of the property.

#### **FIRST FLOOR**

##### **BEDROOM ONE - 3.96m (13') reducing to 3.35m (11') x 3.43m (11'3") reducing to 1.85m (6'1")**

A spacious well presented room with grey carpet, radiator, UPVC window and door to the en-suite.

##### **EN-SUITE - 1.83m x 1.45m (6' x 4'9")**

White suite with thermostatic shower unit, extractor fan, part tiled walls, vinyl flooring, radiator and UPVC window.

**TO VIEW:** Tel: 01642 285041

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## ILFRACOMBE DRIVE, TS10 4GD

### **BEDROOM TWO - 2.95m (9'8") including wardrobes x 3.05m (10')**

A double room with fitted sliding wardrobes, neutral decoration including carpet, radiator and UPVC window overlooking the rear garden.

### **BEDROOM THREE - 2.44m x 3.05m (8' x 10')**

With neutral decoration, radiator, and UPVC window overlooking the rear garden.

### **BATHROOM - 2.34m (7'8") reducing to 1.96m (6'5") x 2.26m (7'5")**

Traditional white suite with part tiled walls, radiator, extractor fan, oak vinyl flooring, and UPVC window.

### **SECOND FLOOR**

#### **LANDING AREA - 2m x 2.24m (6'7" x 7'4")**

With generous walk-in cupboard storage, stairs to the first floor and UPVC window.

#### **BEDROOM FOUR - 4.17m x 3.35m (13'8" x 11')**

A brilliant size room with neutral décor, grey carpet, radiator, and twin Velux windows.

### **EXTERNALLY**

**PARKING & GARDENS** - Externally the front of the property benefits from a generous tarmac driveway with parking for numerous vehicles, lawned frontage and gated access to the rear garden. The brilliant south facing rear garden is laid to lawn with raised sundeck, paved patio area, outdoor tap, and gated access to the driveway.

#### **GARAGE - 2.67m x 5.38m (8'9" x 17'8")**

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

#### **BAR - 3.05m x 4.88m (10' x 16')**

A fantastic space for entertaining with power and light, a fully functioning bar area.

**AGENTS REF:** - CF/LS/RED230690/29112023

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

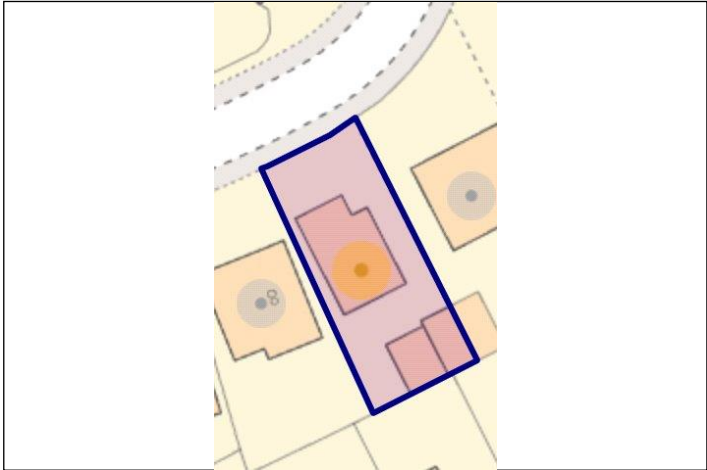
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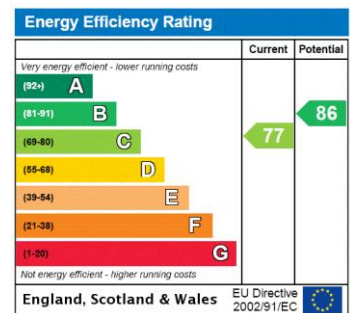
GROUND FLOOR

1ST FLOOR

2ND FLOOR

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