

# HILLOCKS LANE, MOORSHOLM, SALTBURN-BY-THE-SEA, TS12 3JT



- ▲ Four Bedroom Detached Property
- ▲ En-Suite
- ▲ Simply Stunning Location & Position
- ▲ Fantastic Unique Family Home
- ▲ Spanning Approximately 2,800 Sq. Ft
- ▲ 22ft Lounge Diner

- ▲ Glass Roof Conservatory
- ▲ Integral Double Garage & Separate Double Garage
- ▲ Lovely Landscaped Gardens with Countryside & Coastal Views
- ▲ Owned Solar Panels Fitted

**£550,000**

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Located in the picturesque village of Moorsholm, this excellent unique detached family home spans approximately 2,800 sq. ft and offers oodles of space both inside and out including an integral double garage and separate double garage. Properties of this scale and position are few and far between so early viewing is essential to experience this stunning property.

#### **GROUND FLOOR**

##### **ENTRANCE HALL - 1.7m x 1.52m (5'7" x 5')**

Modern style part glazed composite door, decorative tiled flooring, radiator, and glazed oak door to the reception hall/reception room.

##### **RECEPTION HALL/RECEPTION ROOM - 5.33m (17'6") reducing to 2.6m (8'6") x 5.26m (17'3") reducing to 2.67m (8'9")**

A light filled space with LVT style flooring, modern style oak panelled doors to WC, kitchen, and lounge diner, steps up to the stunning vaulted reception room with multi fuel stove with slate hearth, neutral decoration including carpet, radiator, and open staircase to the first floor.

##### **WC - 1.7m x 1.22m (5'7" x 4')**

A modern white suite with fully tiled walls with mosaic inserts, chrome ladder radiator, high gloss vanity storage unit, tiled flooring and UPVC window.

##### **LOUNGE DINER - 4.11m (13'6") reducing to 3.23m (10'7") x 6.96m (22'10")**

A fantastic family size room with stone fireplace and living flame gas fire, twin UPVC windows, sliding patio door to the conservatory and further doors to the study and reception hall.

##### **STUDY - 3.23m x 2.67m (10'7" x 8'9")**

A versatile room with neutral decoration and grey carpet, radiator, and twin UPVC windows.

##### **CONSERVATORY - 4.78m x 3.84m (15'8" x 12'7")**

A light and bright room with laminate flooring, UPVC windows and French doors open to the generous patio area.

##### **KITCHEN - 4.45m x 3.9m (14'7" x 12'10")**

A lovely country style fitted kitchen with oak square edge worktops and upstands, freestanding Stoves electric cooker with induction hob, extractor hood, AEG integrated dishwasher, masses of cupboard storage, island unit with storage and seating, UPVC window overlooking the rear garden, and LVT style flooring flows through to the utility room.

##### **UTILITY ROOM - 3.15m x 3.9m (10'4" x 12'10")**

A fantastic must have space for any large family home with plumbing for washing machine, cupboard storage, stainless steel sink unit, part tiled walls, UPVC window, oil fired Worcester boiler and doors to the rear garden and integral double garage.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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## FIRST FLOOR

**LANDING - 2.8m (9'2") reducing to 1.14m (3'9") x 4.95m (16'3") reducing to 2.29m (7'6")**

A stunning open vaulted space above reception with matching panelled doors to all rooms and radiator.

**MASTER BEDROOM - 3.23m (10'7") reducing to 2.16m (7'1") x 5m (16'5") reducing to 2.74m (9')**

A lovely light and bright room with feature wall and grey carpet, twin UPVC windows shower the room with natural light, fitted wardrobes, radiator, and door to the en-suite.

**EN-SUITE - 2.82m x 1.65m (9'3" x 5'5")**

A luxurious modern white suite with Mira thermostatic shower, extractor fan, part clad shower area, high gloss vanity storage unit with granite tops, chrome ladder radiator, UPVC clad ceiling with chrome downlighters and contrasting tiled flooring.

**BEDROOM TWO - 4.42m (14'6") reducing to 2.87m (9'5") x 3.58m (11'9")**

A nicely presented room with feature wall and grey carpet, integrated wardrobes, radiator and twin UPVC windows offering stunning views.

**BEDROOM THREE - 4.42m (14'6") reducing to 3.48m (11'5") x 2.74m (9') reducing to 1.73m (5'8")**

A tastefully presented double room with neutral carpet, integrated wardrobe storage, radiator and UPVC window.

**BEDROOM FOUR - 2.87m x 2.82m (9'5" x 9'3")**

A generous fourth bedroom with grey carpet, radiator, and UPVC window overlooking the rear garden and countryside.

**BATHROOM - 3.12m (10'3") reducing to 2.64m (8'8") x 1.96m (6'5") reducing to 1.83m (6')**

A white suite with waterfall taps and rinser attachment, separate Mira thermostatic shower unit, part metro tiled walls, vanity storage unit plus additional cupboard storage, tiled flooring, UPVC clad ceiling with downlighters, chrome ladder radiator, and UPVC window.

## EXTERNALLY

**INTEGRAL DOUBLE GARAGE - 4.34m (14'3") reducing to 4.11m (13'6") x 6.83m (22'5")**

With remote electric roller door, UPVC window and door to the rear garden.

**DETACHED DOUBLE GARAGE - 4.34m x 9m (14'3" x 29'6")**

A huge garage with endless possibilities with remote roller door, power and light, UPVC window, eaves storage and side door access with roller shuttering.

**PARKING & GARDENS** - The front of this special property benefits from twin driveways with parking for the largest of families, neat lawned frontage with border planting and block paved driveway and pathways, gated access to the rear garden, and screened evergreen planting from the private access road. The simply stunning private rear garden is mainly laid to lawn with thoughtful border planting including fruit trees and grape vines, block paved pathways and patio area, greenhouse and storage shed, and fantastic open countryside/coastal views.

**AGENTS REF:** - CF/LS/RED230830/02102023

**Council Tax Band:** F      **Tenure:** Freehold



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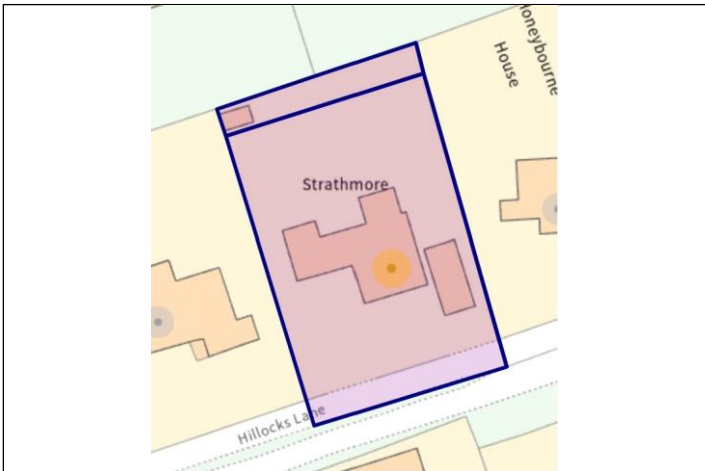
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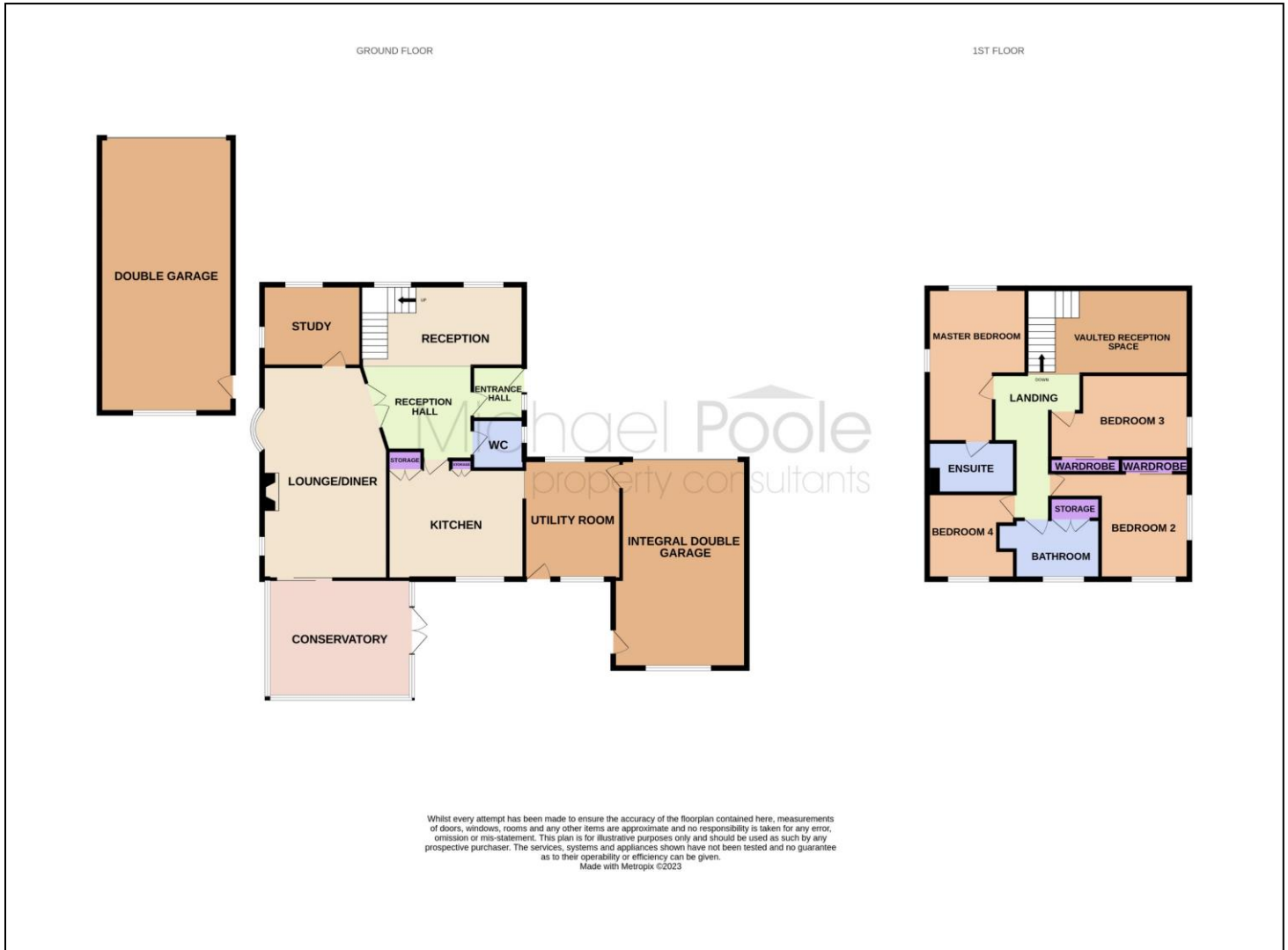


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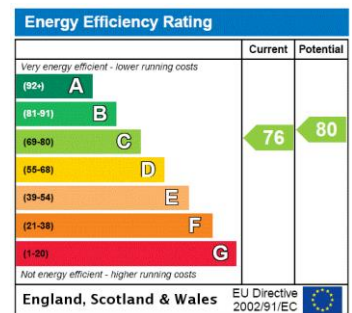
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**TO VIEW:** Contact our Redcar Office on Tel: **01642 285041**  
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