

# KINGS

Local Experts, National Coverage



## Redcar

Kings announce to the market this superb 4 bed roomed family home occupying prime corner position, on the prestigious Turnberry Drive, with outstanding landscape views from front and rear elevations . Immaculately presented and practically thought out providing the ultimate opportunity for a hassle free move . Please read on for full specifications.

**£289,950**

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 79                      |
| (55-68) D                                   |         |                         |
| (39-64) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         | 55                      |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

# 1 Turnberry Drive

New Marske | Redcar | TS11 8HR

## Entrance Hall

Composite double glazed door, front access, uPVC double glazed window, side aspect, radiator, leads to Lounge/Diner, W/c and staircase

## Lounge

14'6" x 13'11" (4.42m x 4.24m)  
uPVC double glazed window, front aspect, feature fire place incorporating living flame effect gas fire, radiator, decorative covings, archway into Dining Room.

## Dining Room

10' x 10'9" (3.05m x 3.28m)  
Understairs storage cupboard, radiator, door into Kitchen, uPVC double glazed French doors, side access into Garden.

## Kitchen

12' x 10'1" (3.66m x 3.07m)  
uPVC double glazed window, rear aspect, range wall, floor, and drawer units, double range style oven, overhead extractor, tiled splash back, plumbing for washing machine and dishwasher, uPVC double glazed door into Conservatory.

## Conservatory

13'4" x 12' (4.06m x 3.66m)  
uPVC double glazed windows, side and rear aspect, radiator, ceiling fan and light, double glazed French doors, side access into Garden

## W/c

uPVC double glazed window, front aspect, low level W/c, wash hand basin, radiator.

## Landing

Leads to Bedrooms and Bathroom.

## Bedroom One

12'5" x 11'5" (3.78m x 3.48m)  
uPVC double glazed window, front aspect, fitted wardrobes, radiator.

## Bedroom Two

16'5" x 8'4" (5.00m x 2.54m)  
uPVC double glazed windows, front and rear aspect, radiator.

## Bedroom Three

12'5" x 10'7" (3.81m x 3.23m)  
uPVC double glazed window, rear aspect, radiator.

## Bedroom Four

9' x 7'8" (2.74m x 2.34m)  
uPVC double glazed window, rear aspect, radiator.

## Bathroom

uPVC double glazed frosted window, front aspect, Low level W/c, wash hand basin, Jacuzzi bath, walk in double shower with glass screen, tiled surround.

## Front Garden

Mainly laid to lawn, bordered with small plants and shrubs.

## Rear Garden

Raised decking/barbeque area leading from house, then mainly laid to lawn, bordered with plants, trees and shrubs.

## Driveway

Resin Driveway leading up to Garage.

## Garage

Single Garage with up and over door.

## Council Tax Band

E

## Agents Notes

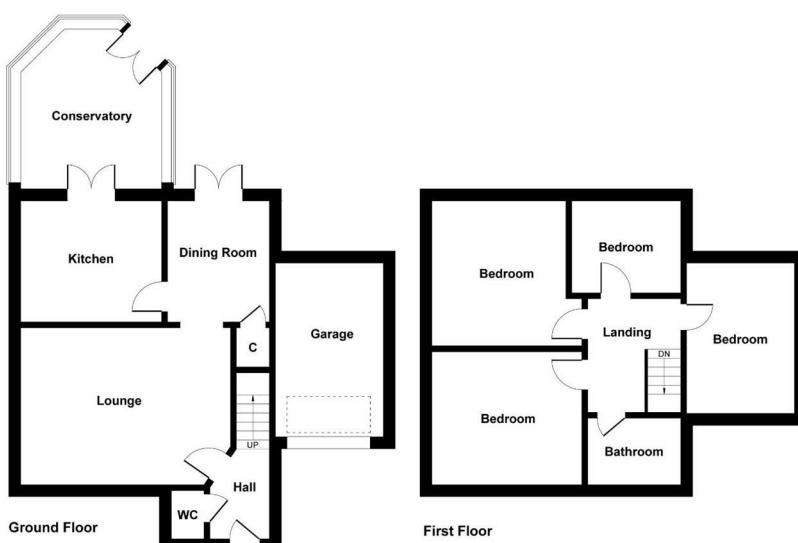
Services: All descriptions of any appliances of service should not be relied upon that there are in good working order. The buyer should obtain verification from their solicitor or other qualified person before entering into any commitment on the property.

Measurements: All measurements are approximate and should not be relied upon. Should you require more accurate measurements this can be arranged through our office.

Description: Dimensions, descriptions, necessary permission and other details are given without responsibility any intending purchaser must satisfy themselves by inspection or otherwise as to the accuracy of them.

No person in the employment of Kings estate agents has an authority to make or give representation or warranty in relation to this property.

The property is situated on the edge of the village, within a two minute walk to the open space leading to Errington Woods which is popular with walkers, dog walkers, horse riders and mountain bikers. Errington primary school which is rated "Good" by Ofsted is a ten minute walk away, as is the local convenience store and a selection on take away food outlets. The beach of Saltburn, Marske and Redcar are 5-10 minutes car journey, with the North Yorkshire Moors National Park 15 minutes away. The local train service links Middlesbrough and Darlington which offers onwards journeys to London and Edinburgh, whilst the Trans Pennine service links York and Manchester Airport. There are frequent local bus service to Marske, Redcar and Middlesbrough.



Not to Scale. Produced by The Plan Portal 2024  
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