



5 Falklands Close

Marske-By-The-Sea, TS11
6DN

£240,000

Energy Rating : D



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Description

LOCATION, LOCATION, LOCATION! Situated at the head of a glorious cul de sac in the charming village of 'Marske by the Sea' this beautifully presented detached bungalow. Bursting with key selling features beyond what you find upon approach with a spacious modern fitted kitchen & SOUTH-facing rear garden. Every inch of this space has been utilised for your comfort and convenience, guaranteeing a harmonious blend of modern living in a serene environment. Do not miss out on the chance to call this lovely bungalow, HOME! The property benefits from gas central heating and uPVC triple glazing, briefly comprising; L-shape entrance hall, living room with opening to the dining room & modern fitted kitchen/breakfast area. Two double bedrooms & family bathroom/WC. Externally; long side drive, detached garage & low-maintenance gardens with the rear enjoying a SOUTH-facing aspect.

Accommodation

L Shaped Entrance Hall

Composite entrance door to the side, single radiator, useful storage cupboard and independent access to all rooms and loft space.

Living Room 10' 10" x 15' 10" (3.30m x 4.82m)

Two upvc triple glazed windows to the side and a upvc tripleglazed window to the rear. Single radiator, wall mounted electric flicker flame fire with decorative surround. Decorative ceiling coving. Opening to the dining room.

Dining Room 10' 10" x 8' 10" (3.30m x 2.69m)

Upvc triple glazed window to the side, single radiator and decorative ceiling coving.

Modern Fitted Kitchen/Breakfast Area 12' 8" x 0' 0" (3.86m x 0.00m)

Modern and quality range of wall and base units incorporating drawers, laminate worktops and PVC clad walls. Composite inset sink unit with mixer tap, integrated under counter fridge, integrated freezer, integrated washing machine and a concealed gas central heating boiler. Built in electric oven with hob and glazed splash back. PVC clad ceiling, upvc triple glazed window to the side and rear and a upvc double glazed entrance door to the rear.

Master Bedroom 10' 9" x 11' 1" (3.27m x 3.38m)

Upvc triple glazed window to the front and single radiator.

Bedroom 2 10' 9" x 11' 1" (3.27m x 3.38m)

Upvc triple glazed window to the front, single radiator, stylish laminate flooring and decorative ceiling coving.

Family Bathroom

Suite comprising of a panel bath with mixer tap, overhead shower and shower curtain. Pedestal wash hand basin, low flush wc, single radiator, tiled surrounds and a upvc triple glazed window to the side.

Externally

Driveway

A long side driveway that leads to the detached garage and offering ample off street parking.

Detached Garage

Up and over door, power/light and a side courtesy door and window.

Gardens

The front garden sits behind an attractive dwarf wrought iron fencing and has been designed for low maintenance being mainly laid to a block paved area with attractive pebbled borders. The rear garden enjoys a good degree of privacy and again has been designed for low maintenance and enjoys a south facing aspect making it ideal for enjoying those warm summer evenings. Being mainly laid to a block paved and concrete area with attractive raised borders.

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Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

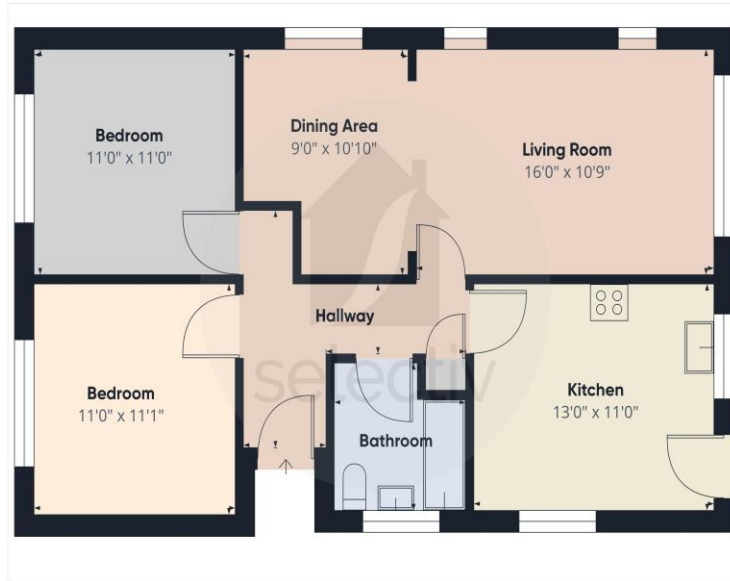
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Agent Notes

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Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.