



14 Fulford Grove
New Marske, TS11 8JZ

£270,000

Energy Rating : C



14 Fulford Grove

Description

Situated on a choice plot in arguably one of the finest locations in 'New Marske' is this substantially extended 4 bedroom detached family home. This lovely home is bursting with key features offering space to grow into, a brilliant wrap around garden and still managing to offer even further potential. So if you have been looking for the perfect family home that you can finish in your own image then look no further & BOOK your viewing NOW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, living room, dining room, fitted kitchen and prestigious conservatory. To the first-floor; master bedroom with access to the shower room which could easily be utilised as an en-suite. Three further well-sized bedrooms and family bathroom/WC. Externally; driveway, integral garage and brilliant wrap around gardens.

Accommodation

Entrance Lobby

Composite entrance door to the front with adjacent glazed surround, single radiator, dado rail and access to the first floor staircase.

Living Room 18' 4" x 12' 8" (5.58m x 3.86m)

Upvc double glazed window to the front, double radiator and decorative ceiling coving. Opening to the dining room.

Dining Room 8' 7" x 9' 4" (2.61m x 2.84m)

Upvc double glazed patio doors to the rear giving an effortless connection to the rear garden. Double radiator and decorative ceiling coving.

Fitted Kitchen 9' 2" x 11' 6" (2.79m x 3.50m)

Range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, space for a tumble dryer, space for an upright fridge freezer, gas cooker point with cooker hood over. Wall mounted gas central heating boiler, stylish laminate flooring and two upvc double glazed windows to the rear.

Prestigious Conservatory 12' 7" x 10' 3" (3.83m x 3.12m)

Upvc double glazed french doors to the rear, stylish laminate flooring and a ceiling fan light.

First Floor

Landing

Independent access to all rooms and to the loft space. Useful storage cupboard.

Master Bedroom

Shower Room

(Could easily be optimised as an en-suite to the master bedroom). Modern white suite comprising of a shower cubicle with tiled wet room style flooring, pedestal wash hand basin with mixer tap, push button wc, chrome towel radiator, PVC clad walls, downlights and a upvc double glazed window to the rear.

Bedroom 2 11' 3" x 12' 1" (3.43m x 3.68m)

Upvc double glazed window to the front, single radiator and stylish laminate flooring.

Bedroom 3 11' 3" x 10' 3" (3.43m x 3.12m)

Upvc double glazed window to the rear and single radiator.

Bedroom 4 9' 9" x 8' 9" (2.97m x 2.66m)

14 Fulford Grove

Upvc double glazed window to the front, single radiator and useful storage cupboard.

Family Bathroom

Modern white suite comprising of a panel bath with waterfall mixer tap, pedestal wash hand basin, push button wc, single radiator, PVC clad surrounds and a upvc double glazed window to the rear.

Externally

Driveway

Long side driveway that leads to the integral garage and offers ample off street parking.

Integral Garage

Up and over door, power/light and a rear courtesy door.

Gardens

The front garden sits behind an attractive dwarf wall and mainly laid to lawn. The rear garden enjoys a fantastic degree of privacy, is larger than average and brilliantly wraps around to the rear and side of the property as well as boasting a South facing aspect making it ideal for the sun worshippers. Beginning a block paved patio area before extending to an L shaped lawned area with attractive borders of shrubs and plants. Further boasting two garden sheds, water butt, cold water tap, garden pond and security lighting.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

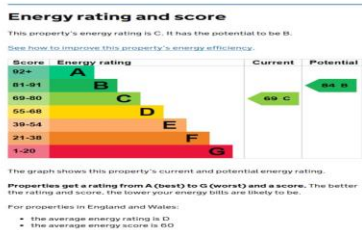
A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Viewing Arrangements

Tel: 01287 630733

Email: redcar@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

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.