



**3 Sunningdale Road**  
New Marske, TS11 8DR

**£200,000**

**Energy Rating : C**



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## Description

Situated in a brilliant position within the highly sought after village of 'New Marske' this absolutely stunning and substantially extended 3 bedroom home. Bursting with luxuries & modern comforts, worthy of particular mention being the open plan living on the rear and luxury family bathroom/WC. Perfectly paired with comfort and practicality, this home offers an incredible living experience, Don't just take our word or it come have a look and make your own mind up! The property benefits from gas central heating and uPVC double glazing, briefly comprising; hallway, living room, open plan fitted kitchen/dining room with opening to the sun room. To the first-floor; two well-sized bedrooms luxury family bathroom/WC and bedroom 3/home office. Externally; Driveway, attached garage, front garden & well planned rear garden.

## Accommodation

### Entrance Lobby

Upvc double glazed entrance door to the front with adjacent glazed surround. Double radiator and access to the first floor staircase.

### Living Room 16' 5" x 11' 8" (5.00m x 3.55m)

Upvc double glazed bow window to the front which allows the room to fill with a good degree of natural light. Double radiator, downlights and stylish laminate flooring. Double doors giving access to the kitchen/diner.

### Open Plan Modern Fitted Kitchen/Dining Room 9' 7" x 19' 5" (2.92m x 5.91m)

Modern range of tall, wall and base units incorporating drawers, laminate worktops, laminate breakfast bar and complimenting tiled splash backs. Composite inset sink unit with mixer tap, integrated dishwasher, integrated washing machine and space for a tumble dryer. Built in electric oven with separate induction hob, glazed splashback and stainless steel cooker hood over. Useful understairs storage cupboard, double radiator, downlights, stylish laminate flooring, upvc double glazed window to the rear and upvc double glazed french doors to the rear.

### Conservatory 10' 5" x 18' 3" (3.17m x 5.56m)

Upvc double glazed french doors to the rear giving an effortless connection to the rear garden. Double radiator and stylish laminate flooring.

## First Floor

### Landing

Upvc double glazed window to the side, independent access to all rooms and loft space which has been partially boarded with power and light.

### Master Bedroom 11' 4" x 10' 2" (3.45m x 3.10m)

Upvc double glazed window to the front, double radiator and fitted wardrobes.

### Bedroom 2 10' 8" x 9' 9" (3.25m x 2.97m)

Upvc double glazed window to the rear, double radiator and decorative ceiling coving.

### Luxury Family Bathroom

Modern white suite comprising of a panel bath with waterfall mixer tap and hand held shower attachment. Separate corner shower cubicle, floating vanity wash hand basin with waterfall mixer tap, push button wc, vertical radiator, tiled walls, downlights and two upvc double glazed windows to the rear.

### Bedroom 3 7' 10" x 10' 2" (2.39m x 3.10m)

Upvc double glazed window to the front and double radiator.

## Externally

## 3 Sunningdale Road

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### Frontage

Being designed for low maintenance and to amplify off street parking being laid to a block paved and pebbled area.

### Attached Garage

Up and over door to the front, power/light, overhead storage and a wall mounted Baxi gas central heating boiler.

### Rear Garden

The rear garden enjoys a good degree of privacy and begins with a sandstone block paved patio area before extending to a mature lawn with attractive borders of shrubs and plants.

### Council Tax Band

Council tax band:- B

### 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.



### Energy rating and score

This property's energy rating is C. 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

Tel: 01287 630733

Email: [redcar@selectiv.co.uk](mailto: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.