



**40 Bydales Drive**

**Marske-By-The-Sea, TS11  
7HJ**

**£189,950**

**Energy Rating : C**



# 40 Bydales Drive

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## Description

Situated in the super highly sought after village of 'Marske by the Sea' is this superbly presented 3 bedroom semi-detached home. This beautiful home really packs a punch offering over & above the standard in every way possible, notably a stunning modern fitted kitchen, luxury family bathroom/WC, recently upgraded accommodation throughout and landscaped rear garden. All in all a lovely home in a great location that simply MUST be viewed!

## Accommodation

### Entrance Lobby

Upvc double glazed entrance door to the front with adjacent glazed surround. Practical storage cupboard ideal for coats and shoes. Double radiator, stylish laminate flooring, downlights and a staircase off to the first floor.

### Open Plan Living/Dining Room *19' 9" x 10' 6" (6.02m x 3.20m)*

Light and airy dual aspect room with upvc double glazed window to the front and rear, double radiator, vertical column radiator and an opening to the kitchen.

### Stunning Fitted Kitchen/Breakfast Area *9' 8" x 14' 1" (2.94m x 4.29m)*

Modern and quality range of tall, wall and base units incorporating drawers, laminate worktops and co-ordinating upstands. Composite inset sink unit with mixer tap, plumbing for a washing machine and an integrated fridge freezer. Built in electric oven with hob, glazed splashback and cooker hood over. Downlights, double radiator, stylish laminate flooring and a useful storage cupboard. Upvc double glazed to the side and both a upvc double glazed window and entrance door to the rear.

## First Floor

### Landing Area

Independent access to all rooms and loft space.

### Master Bedroom *13' 8" x 10' 7" (4.16m x 3.22m)*

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

### Bedroom 2 *6' 9" x 14' 2" (2.06m x 4.31m)*

Upvc double glazed window to the front and side, double radiator, useful storage cupboard, fitted wardrobes and downlights.

### Bedroom 3 *10' 6" x 5' 10" (3.20m x 1.78m)*

Upvc double glazed window to the rear and double radiator.

### Luxury Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, overhead dual shower attachments and shower screen. Vanity wash hand basin with mixer tap, push button wc, column radiator with centred mirror. PVC clad walls, downlights, extractor unit, LVT flooring and a upvc double glazed window to the rear.

## Externally

### Driveway

Attractive block paved long side driveway that leads to the detached garage and offers ample off street parking.

### Detached Garage

Double timber doors, power and lights.

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### **Gardens**

The front garden sits behind an attractive dwarf wall with privacy hedge and has been designed for low maintenance/additional off road parking being fully laid to a pebbled area. The rear garden has been beautifully landscaped beginning with an attractive block paved patio area before extending onto a mature lawn. Further boasting an outside tap, security lighting and side access gate.

### **Council Tax Band**

Council tax band:- B

### **Energy Performance Certificate**

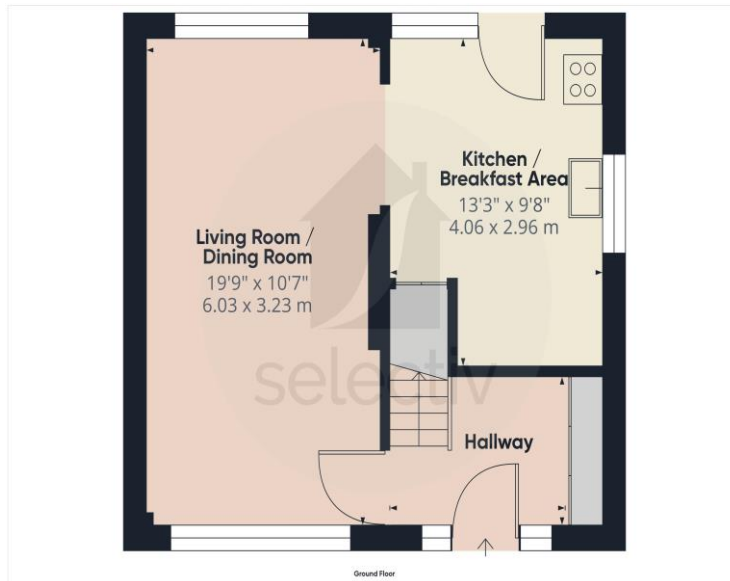
A full Energy Performance Certificate is available upon request.

### **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)

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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.