



20 Coast Road

**Marske-By-The-Sea, TS11
6JU**

£280,000

Energy Rating : D



20 Coast Road

Description

Ever dreamt of living on the coast road? Well now is the time to make those dreams come true! Occupying one of the most private & secluded positions in this highly sought after location, a fantastic opportunity has arisen to acquire an impressively presented & larger style 3 bedroom detached family home. Rarely does the opportunity arise to acquire such a substantial & well presented home, a truly impressive home which **MUST BE VIEWED!!!** The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, hallway, downstairs cloaks/WC, open plan living/dining room and modern fitted kitchen/breakfast room. To the first-floor; Master bedroom with fitted wardrobes & shower cubicle, two further well-sized bedrooms and family bathroom/WC. Externally; double width driveway, integrated garage, beautifully mature gardens with the rear affording complete privacy and a WEST-facing aspect.

Accommodation

Entrance Lobby

Composite entrance door to the front with adjacent glazed surround. Inner door to the hallway.

Hallway

Inner door to the front with adjacent glazed surround. Double radiator, wall lights, staircase to the first floor, access to the downstairs cloakroom and a courtesy door to the garage.

Downstairs Cloakroom

White suite comprising of a low flush wc, floating wash hand basin, tiled surrounds and a solid wood single glazed window to the side.

Open Plan Living/Dining Room *12' 3" x 24' 8" (3.73m x 7.51m)*

Light and airy dual aspect room with upvc triple glazed windows to the front and upvc double glazed french doors to the rear with adjacent glazed surround giving an effortless connection to the rear garden. Double radiator, column radiator and a feature wall mounted fire with decorative surround.

Modern Fitted Kitchen/Breakfast Room *15' 5" x 8' 8" (4.70m x 2.64m)*

Modern range of wall and base units incorporating drawers, laminate worktops, co-ordinating upstands and complimenting tiled splashbacks. Composite inset sink unit with mixer tap, space for an upright fridge freezer and a concealed gas central heating boiler. Built in electric oven with hob, stainless steel splash back and cooker hood over. Double radiator, upvc double glazed window to the side and rear and a solid wood partially glazed entrance door to the rear which gives access to a rear porch.

Rear Porch

Solid wood partially glazed entrance door to the rear, windows to all sides and stylish LVT flooring.

First Floor

Landing Area

Upvc double glazed window to the side and independent access to all rooms and loft space.

Master Bedroom *10' 8" x 12' 8" (3.25m x 3.86m)*

Upvc triple glazed window to the front, single radiator, useful storage cupboard, fitted wardrobes and access to a tiled shower cubicle.

Bedroom 2 *10' 8" x 10' 2" (3.25m x 3.10m)*

Upvc double glazed window to the rear and single radiator.

Bedroom 3 *10' 5" x 7' 6" (3.17m x 2.28m)*

20 Coast Road

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

Family Bathroom/WC

Modern white suite comprising of a panel bath with mixer tap and overhead shower. Pedestal wash hand basin, push button wc, single radiator, useful storage cupboard, tiled walls and a upvc double glazed window to the rear.

Externally

Driveway

Double width resin bound driveway that offers ample off street parking and leads to the integral garage.

Integral Garage

Electric roller door, power/light, plumbing for a washing machine and tumble dryer. Side window and a courtesy door into the hallway.

Gardens

The front garden is mainly laid to a mature lawn with attractive pebbled borders filled with considered planting of shrubs and plants. The rear garden enjoys a fantastic degree of privacy is larger than average and benefits from a south -west facing aspect. Is mainly laid to a mature lawned area with attractive pebbled borders filled with shrubs and plants. Side privacy hedge, block paved footpaths and decked patio area. Further boasting a side service area, side access gate, outside tap, garden shed and summerhouse.

Council Tax Band

Council tax band:- D

Energy Performance Certificate

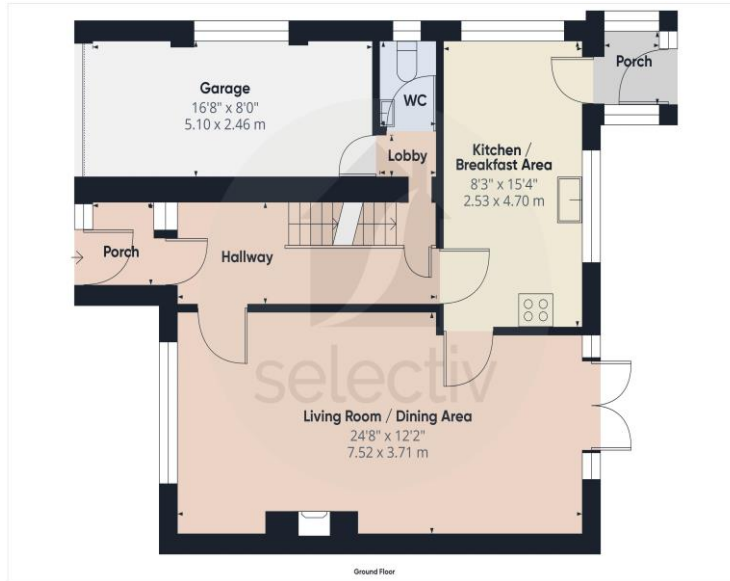
A full Energy Performance Certificate is available upon request.

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 D. It has the potential to be C.

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

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.