

**63 Mordales Drive**  
Redcar, TS11 7JH

**£320,000**

**Energy Rating : D**



# 63 Mordales Drive

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## Description

WOW WOW WOW! Looking for the perfect family home in the picturesque & highly sought after village of 'Marske by the Sea' then have a look at what this beauty has to offer! Think size, space, warmth, comfort & even further potential. All in all a lovely individually designed family home that MUST be viewed to be fully appreciated! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, downstairs cloaks/WC, hallway, elegantly proportioned living room, fitted kitchen/ breakfast area, dining room, family room and conservatory. To the first-floor; two well-balanced bedrooms, luxury family bathroom and two further well-sized bedrooms. Externally; double width driveway, attached garage, well established gardens to the front & rear.

## Accommodation

### Entrance Lobby

Upvc double glazed entrance door to the front with adjacent glazed surround, radiator, stylish laminate flooring, access to a downstairs cloakroom and opening to the hallway.

### Downstairs Cloakroom

White suite comprising of a push button wc, pedestal wash hand basin with mixer tap, double radiator, stylish laminate flooring and a upvc double glazed window to the rear.

### Hallway

Opening to the front from the lobby area, independent access to all rooms and a double radiator.

### Living Room 18' 2" x 13' 7" (5.53m x 4.14m)

Upvc double glazed window to the front, double radiator, feature wall mounted gas fire with decorative surround, attractive spindle staircase to the first floor.

### Fitted Kitchen/Breakfast Area 22' 0" x 8' 8" (6.70m x 2.64m)

Range of wall and base units incorporating drawers laminate worktops and complimenting tiled splash backs. Composite inset sink unit with mixer tap, plumb for an automatic washing machine, space for an upright fridge freezer. Built in double oven with separate hob and cooker hood over. Two radiators, upvc double glazed window to the front and side and a upvc double glazed entrance door to the side.

### Dining Room 13' 4" x 10' 1" (4.06m x 3.07m)

Upvc double glazed patio doors to the rear giving access to the conservatory, stylish laminate flooring, double radiator and decorative ceiling coving.

### Conservatory 10' 9" x 10' 5" (3.27m x 3.17m)

Upvc double glazed entrance doors to either side giving dual access to the garden. Stylish tiled flooring and a ceiling fan light.

### Home Office/Family Room 10' 3" x 9' 10" (3.12m x 2.99m)

Versatile room that can be utilised as a bedroom, home office or an additional family room. Upvc double glazed window to the rear, single radiator and decorative ceiling coving.

### First Floor Landing Area

Upvc double glazed window to the side, radiator, useful storage cupboard which houses the gas central heating boiler and access to the loft space.

### Master Bedroom 14' 9" x 13' 3" (4.49m x 4.04m)

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

### Bedroom 2 9' 11" x 13' 10" (3.02m x 4.21m)

Upvc double glazed window to the side, double radiator and access into the eaves storage area.

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### Luxury Family Bathroom

Modern white suite comprising of a "P" shaped panel bath with waterfall mixer tap, overhead dual shower attachment, shower screen, vanity unit housing a wash hand basin with waterfall mixer tap. Push button wc and base storage units, chrome towel radiator, tiled surrounds and a upvc double glazed window to the side.

### Bedroom 3 8' 6" x 11' 3" (2.59m x 3.43m)

Upvc double glazed window to the rear with views across the sea, single radiator and useful storage cupboard.

### Bedroom 4 9' 5" x 7' 5" (2.87m x 2.26m)

Upvc double glazed window to the side and single radiator.

### Externally

### Driveway

Double width driveway that sits behind wrought iron gates and leads to the attached garage and offers ample off street parking.

### Attached Garage

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

### Gardens

The front garden sits behind an attractive dwarf wall and has been designed for low maintenance being mainly block paved with pebble borders, interspersed and considered planting of shrubs, plants and trees. Side service area with gates to the front and rear. Rear garden which has a fantastic degree of privacy beginning with a wrap around block paved patio before extending to a centred mature lawn with attractive raised borders of shrubs and plants. Further boasting two further patio areas a rear privacy hedge, garden shed, outside tap and a vegetable patch

### 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.

**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.