



## 73 Sherwood Drive

Marske-By-The-Sea, TS11  
6DR

**£240,000**

**Energy Rating : B**



# 73 Sherwood Drive

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## Description

Have you been looking for the perfect family home ? With plenty of space to grow into, quality at every turn an stunning views from the rear we believe this beautiful home to be exactly that. Situated in a super highly sought after location within the charming village of 'Marske by the Sea' this substantially extended and much improved 3/4 bedroom semi-detached has it all and more than could ever be imagined.

Properties of this calibre in such a glorious location are few and far between, therefore early viewing is strongly advised!

The property benefits from 'Hive' controlled gas central heating (new boiler fitted within the last year), super fast fibre broadband, solar panels and uPVC double glazing, briefly comprising; entrance hall, modern fitted kitchen/breakfast area, living room, open plan family/dining room, downstairs bedroom/home office, downstairs cloaks/WC and utility room.

To the first floor; master bedroom with quality fitted bedroom furniture, luxury shower room/WC, two further well-sized bedrooms and family bathroom/WC. Second-floor; versatile loft room. Externally; low-maintenance frontage to amplify off-street parking, attached garage (reduced in size to accommodate utility) and low-maintenance SOUTH-facing rear garden.

## Accommodation

### Entrance Hall

Upvc double glazed entrance door to the side with adjacent glazed surround. Useful storage cupboard which houses the gas central heating boiler, single radiator, staircase to the first floor and access to both the kitchen and living room.

### Modern Fitted Kitchen/Dining Room 11' 4" x 0' 0" (3.45m x 0.00m)

Modern range of tall, wall and base units incorporating drawers, granite worktops, granite breakfast bar and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, space for a rangemaster cooker (included in sale), with glazed splash back and cooker hood over. Useful understairs storage cupboard, traditional style radiator, down lights, stylish LVT flooring and a upvc double glazed window to the front.

### Living Room 14' 4" x 13' 8" (4.37m x 4.16m)

Opening to the dining/family room. Double radiator and a particular feature of the room being the multi-fuel burning stove with decorative surrounds. Stylish LVT flooring and decorative ceiling coving.

### Open Plan Family/Dining Room 8' 2" x 14' 4" (2.49m x 4.37m)

Upvc double glazed french doors to the rear with adjacent glazed surround. Two velux windows, double radiator, downlights, stylish LVT flooring and decorative ceiling coving.

### Inner Lobby

Stylish LVT flooring and access to the utility, downstairs cloakroom and the downstairs bedroom/home office.

### Downstairs Bedroom/Home Office 14' 4" x 7' 7" (4.37m x 2.31m)

Upvc double glazed french doors to the rear, upvc double glazed window to the side, double radiator, stylish LVT flooring and quality fitted bedroom furniture.

### Downstairs Cloakroom

Modern white suite comprising of a push button wc, vanity wash hand basin with mixer tap and base storage units with laminate worktops. PVC clad walls and ceiling with downlights and extractor unit.

### Utility Room

Range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Space for a washer and tumble dryer, double radiator, tiled walls and an extractor unit.

## First Floor

### Landing

Independent access to all rooms and to the versatile loft room. Attractive spindle balustrade and a useful storage cupboard.

### Master Bedroom 13' 9" x 7' 7" (4.19m x 2.31m)

Upvc double glazed window to the rear, single radiator, stylish laminate flooring, downlights and quality fitted bedroom furniture.

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## Luxury Shower Room

Fitted by Rubberduck. Modern white suite comprising of a double walk in shower cubicle with dual overhead shower attachments. Vanity unit housing the wash hand basin with mixer tap and push button wc. Tiled walls, distinctive LVT flooring, black towel radiator, PVC clad ceiling with downlights, extractor unit and a upvc double glazed window to the front.

## Bedroom 2 9' 5" x 12' 4" (2.87m x 3.76m)

Upvc double glazed window to the rear, single radiator and quality fitted bedroom furniture.

## Bedroom 3 7' 9" x 14' 4" (2.36m x 4.37m)

Upvc double glazed window to the front, single radiator, stylish laminate flooring and quality fitted bedroom furniture.

## Family Bathroom/WC

Modern white suite comprising of a panel bath with mixer tap, overhead shower and shower screen. Vanity wash hand basin with mixer tap, push button wc, chrome towel radiator, tiled walls, stylish LVT flooring, PVC clad ceiling with downlights and an extractor unit.

## Second Floor

### Versatile Loft Room

Accessed from the landing. Double radiator, eaves storage and two velux windows to the rear.

### Externally

### Garage

The garage has been reduced in size to accommodate the utility area with an up and over door and offers practical storage area.

### Gardens

The front garden has been designed for low maintenance and to amplify off street parking being fully laid to a block paved area. The rear garden enjoys a fantastic degree of privacy and benefits from a South facing aspect making it ideal for the sun worshippers being beautifully landscaped and designed for low maintenance being laid to a fully block paved sandstone area.

### Solar Panels

There are 8 solar panels to the property and are owned outright and the current owners get quarterly payments after submitting FITS meter readings, amount depends on usage during summer/winter.

### 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](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.