



**14 Brabazon Drive**

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

**£330,000**

**Energy Rating : D**



# 14 Brabazon Drive

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## Description

Location! Location! Location! Situated prominently on one of the finest residential developments in the highly sought after village of 'Marske by the sea' is this beautifully presented 4 bedroom detached family home. All credit lies with the current sellers whose meticulous & no expense spared approach in the upgrading of the home couldn't of been done any better over the years making the perfect family home. Multiple flexible reception rooms, master bedroom with luxury en-suite shower room, 3 further bedrooms and all whilst sitting on a fantastic WEST-facing plot. Simply put a stunning detached home in a glorious location bursting with plenty out of the ordinary. MUST VIEW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, downstairs cloaks/WC, bay-fronted living room, stunning fitted kitchen/breakfast area with utility room, dining room and prestigious conservatory. To the first-floor; master bedroom with quality fitted wardrobes and luxury en-suite shower room/WC. Three further bedrooms and luxury family bathroom/WC. Externally; low-maintenance frontage offering plenty off-street parking, integrated garage, beautifully landscaped WEST-facing rear garden.

## Accommodation

### Entrance Hall

Composite entrance door to the front, two double radiators, useful storage cupboard, attractive spindle staircase to the first floor and distinctive LVT flooring.

### Downstairs Cloakroom

Modern white suite comprising of a pushbutton wc, vanity wash hand basin with mixer tap and base storage unit. Chrome towel radiator, distinctive LVT flooring, PVC clad ceiling with downlights, tiled walls and a upvc double glazed window to the front.

### Living Room 17' 9" x 11' 3" (5.41m x 3.43m)

Warm and cosy room with a particular feature being the log effect gas fire with decorative surround. Upvc double glazed bay window to the front, upvc double glazed window to the side, two double radiators, built in bookcase/shelving and decorative ceiling coving. Double doors giving access to the dining room.

### Dining Room 9' 11" x 12' 1" (3.02m x 3.68m)

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

### Prestigious Conservatory 11' 2" x 8' 9" (3.40m x 2.66m)

Upvc double glazed french doors to the side, distinctive LVT flooring and a ceiling fan light.

### Stunning Open Plan Fitted Kitchen/Breakfast Area 16' 9" x 12' 5" (5.10m x 3.78m)

Modern and quality range of wall and base units incorporating drawers, built in granite breakfast bar, granite worktops, co-ordinating upstands and complimenting tiled splash backs. Composite inset sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, built in double oven with induction hob and cooker hood over. Distinctive LVT flooring, double radiator, downlights and both a upvc double glazed window and french doors to the rear.

### Utility Room 7' 7" x 6' 4" (2.31m x 1.93m)

Range of wall and base units incorporating laminate worktops and a stainless steel inset sink. Plumbing for a washing machine, space for a tumble dryer, downlights, double radiator, courtesy door to the garage and a upvc double glazed window to the side.

## First Floor

### Landing

Attractive spindle balustrade, upvc double glazed window to the side and a useful and practical shelved storage cupboard which houses the gas central heating boiler.

### Master Bedroom 10' 2" x 11' 1" (3.10m x 3.38m)

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Two upvc double glazed windows to the front, double radiator and quality fitted bedroom furniture including bedside units, centred drawers and fitted wardrobes.

## Luxury En-Suite Shower Room

Modern white suite comprising of a double walk in shower cubicle with dual overhead attachments. Vanity unit housing the wash hand basin with mixer tap, push button wc, base storage unit and laminate worktops. Chrome towel radiator, built in storage unit, tiled walls, distinctive LVT flooring and PVC clad ceiling with downlights. Upvc double glazed window to the side.

## Bedroom 2 11' 5" x 10' 5" (3.48m x 3.17m)

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

## Bedroom 3 5' 6" x 7' 6" (1.68m x 2.28m)

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

## Bedroom 4 5' 6" x 8' 1" (1.68m x 2.46m)

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

## Luxury Family Bathroom

Modern white suite comprising of an "L" shaped bath with waterfall mixer tap and dual overhead shower attachments and shower screen. Vanity unit housing the wash hand basin with waterfall mixer tap, push button wc, base storage units, matching tall storage unit and laminate worktops. Chrome towel radiator, tiled walls, distinctive LVT flooring, extractor unit and PVC clad ceiling with downlights.

## Externally

### Drive/Frontage

Being designed for low maintenance and to amplify off street parking being fully laid to a concrete imprint area with attractive borders of shrubs, plants and trees.

### Integrated Garage

Electric roller door to the front, power/light and a courtesy door into the utility room.

### Rear Garden

Enjoys a fantastic degree of privacy and benefits from a west facing aspect making it ideal for the sun worshippers and being beautifully landscaped. Beginning with a block paved patio area which wraps around a centred artificial lawn with plum slate borders filled with an array of shrubs, plants and trees. Further boasting security lighting, side access gate, outside tap and summerhouse.

### Council Tax Band

Council tax band:- E

### 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



## 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](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.