



# Inglebys

Estate Agents



## 9 Brabazon Drive

Marske-By-The-Sea, TS11 6NL

**£599,995**



Offered for sale on a highly sought after cul-de-sac in Marske, is this unique and extended, four bedroom, detached family home at Brabazon Drive.

With wraparound gardens and patio area, an integrated double garage, en suite bathrooms to two of the bedrooms, spacious rooms throughout and a garden room with bi-fold doors.

Viewing of this fantastic property is highly recommended to fully appreciate it's size and location.



Tenure: Freehold

Council Tax: Redcar & Cleveland, Band E

EPC Rating: C

**Entrance Hallway 6'0" x 7'1" (1.83 x 2.16)**

Partially glazed composite door.  
Double glazed feature window to the front aspect.  
Spacious study/office area.  
under-stair storage cupboard.  
Oak staircase rising to the first floor.

**Ground Floor Wet Room 6'2" x 5'4" (1.88 x 1.63)**

Pedestal wash hand basin.  
Low level WC.  
Thermostatic shower.  
Non-slip wet room flooring.  
uPVC cladded walls.

**Dining Room 9'2" x 12'1" (2.8 x 3.7)**

Double glazed window to the front aspect.

**Living Room 13'5" x 25'1" (4.11 x 7.65)**

A spacious room double glazed windows overlooking the rear garden.  
French doors opening to the rear garden.

**Kitchen 18'11" x 12'11" (5.77 x 3.96)**

Double glazed windows to the rear aspect.  
A range of fitted, oak wall and base units with granite effect roll top work surfaces.  
Stainless steel sink with mixer tap.  
Integrated appliances including an electric oven, a five burner gas hob and a dishwasher.  
High quality LVT flooring.

**Utility Room 6'11" x 7'6" (2.13 x 2.3)**

Grey wall and base units with marble effect roll top work surfaces.  
Plumbing for a washing machine and space for a tumble dryer.  
LVT Flooring.  
Partially glazed door, opening to the rear garden.

**Garden Room 15'7" x 18'2" (4.75 x 5.56)**

Double glazed, bi-fold doors, opening to the rear garden.  
Double glazed window to the side aspect.  
Door to the integral garage.

**First Floor Landing**

Oak panelled doors to all rooms including the airing cupboard which houses the hot water tank.

**Master Bedroom 10'7" x 25'5" (3.23 x 7.75)**

Double glazed, dual aspect window to the front and rear.  
Door to the En Suite.

**En Suite Shower Room 5'1" x 8'11" (1.57 x 2.74)**

Double glazed, frosted window to the side aspect.  
A modern white suite comprising of a low level WC, wash hand basin inset into a vanity unit and a walk-in shower.  
PVC cladded walls.  
Shaver point,  
Chrome heated towel rail.  
LVT flooring.

**Bedroom Two 8'2" x 24'0" (2.5 x 7.32)**

Previously two bedrooms with the potential to revert back if desired.  
Dual aspect double glazed windows.  
Non-slip vinyl flooring.  
Heated towel rail.  
Door to the En Suite.

**En Suite 5'10" x 6'6" (1.78 x 2.0)**

Double glazed, frosted window.  
A white suite comprising of a low level WC, wash hand basin inset into a vanity unit and a shower enclosure.  
Fully tiled walls.  
non-slip vinyl flooring.

**Bedroom Three 5'2" x 9'8" (1.6 x 2.95)**

Two double glazed window to the front aspect.

**Bedroom Four 9'8" x 9'2" (2.95 x 2.8)**

Double glazed window to the rear aspect.  
Built in wardrobes.

**Family Bathroom 7'2" x 6'5" (2.2 x 1.96)**

Double glazed, frosted window to the rear aspect.  
Panelled bath with shower over.  
Low level WC.  
Pedestal wash hand basin.  
PVC cladded walls.  
Stainless steel heated towel rail.  
Black laminate flooring.

**Integral Double Garage**

With remote roller doors, power and light

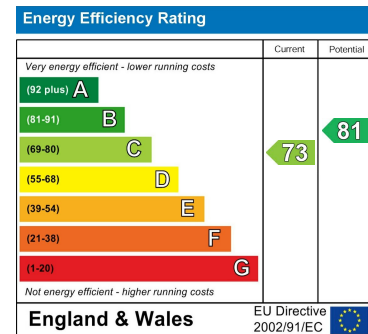
## Area Map



## Floor Plans



## Energy Efficiency Graph



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