



Inglebys

Estate Agents



1 The Willows

Marske-by-the-Sea, TS11 7AY

£469,950



Presented to an immaculate standard throughout, a most impressive 4-bedroom detached residence. In a much sought after location, with detached double garage, and ample off street parking.



Constructed in 2015 by Geffen Homes, a most impressive 4-bedroom detached residence immaculately presented throughout. Benefiting from off-street parking via double driveway & double garage, front & rear gardens, a beautiful family home.

Within close proximity to local amenities, transport links and scenic walking routes, the property boasts an array of features including a beautiful open-plan kitchen, dining & family space with bi-folding doors opening to the enclosed West facing rear garden, with stone paved patio area - perfect for entertaining. 2x sitting rooms, 4 x spacious double bedrooms, the principle benefiting from an en-suite shower room and walk in wardrobe. Viewing is absolutely essential to appreciate this fantastic family home.

Tenure Details: Freehold
Council Tax Band: Band E.
EPC Rating: C

Property Details:

Entrance Hall 17'10" x 6'5" (5.46m x 1.96m)
Amtico flooring. Stairs leading to the first floor. Radiator. Composite UPVC door to the front elevation. Under-stairs storage cupboard.

Living Room 16'11" x 12'2" (5.17m x 3.71m)
UPVC double glazed bay window to the front aspect Inset log burning stove with feature surround. Amtico flooring. Radiator.

Sitting Room 10'0" x 9'6" (3.06m x 2.91m)
UPVC double glazed bay window to the front aspect. Amtico flooring. Radiator.

Kitchen & Family Area 29'7" x 12'7" (9.04m x 3.85m)
A beautiful open-plan kitchen, dining & family space. A range of wall, base & drawer units. 1 ½ bowl stainless steel sink with single drainer & mixer tap. Breakfast bar. Integrated dishwasher, electric oven, gas hob, fridge & freezer. Extractor hood. Tiled splash-backs. 2x radiators. LED downlighting. Amtico flooring. UPVC double glazed bi-folding doors opening to the rear garden.

Utility Room 6'3" x 5'7" (1.92m x 1.71m)
Plumbing for washing machine & space for dryer. Wall & base units matching the kitchen, with stainless steel sink & mixer tap. Wall-mounted combi-boiler. Tiled splash-backs. Amtico flooring. UPVC composite door opening to the side elevation.

Ground-Floor W/C 7'1" x 3'2" (2.17m x 0.98m)
Low-level W/C. Pedestal hand basin

Landing
Carpeted. Radiator. UPVC double glazed window to the side aspect.

Bedroom One 15'8" x 12'6" (4.79m x 3.82m)
Walk-in wardrobe. Amtico flooring. Radiator. UPVC double glazed window. Access to the En-Suite.

Bedroom One En-Suite 7'6" x 5'2" (2.29m x 1.58m)
Double walk-in shower cubicle. Pedestal hand basin. Low-level W/C. Heated towel rail. LED downlighting.

Bedroom Two 13'7" x 12'6" (4.16m x 3.83m)
Fitted wardrobes. Carpeted. UPVC double glazed window. Radiator.

Bedroom Three 12'2" x 9'1" (3.71m x 2.78m)
Carpeted. Radiator. Fitted wardrobes. UPVC double glazed window.

Bedroom Four 10'0" x 8'2" (3.06m x 2.49m)
UPVC double glazed window. Fitted wardrobes. Carpeted. Radiator.

Bathroom 10'1" x 6'2" (3.09m x 1.89m)
Panel bath. Walk-in shower cubicle. Pedestal hand basin. Low-level W/C. UPVC double glazed window. Tiled floor & part-tiled walls.

External

Front Elevation
Double block-paved driveway & double garage providing ample off-street parking. Garden area laid to lawn. Gated access to the Rear Elevation.

Rear Elevation
Paved patio / seating area, perfect for entertaining. Enclosed garden laid to lawn with established borders.

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

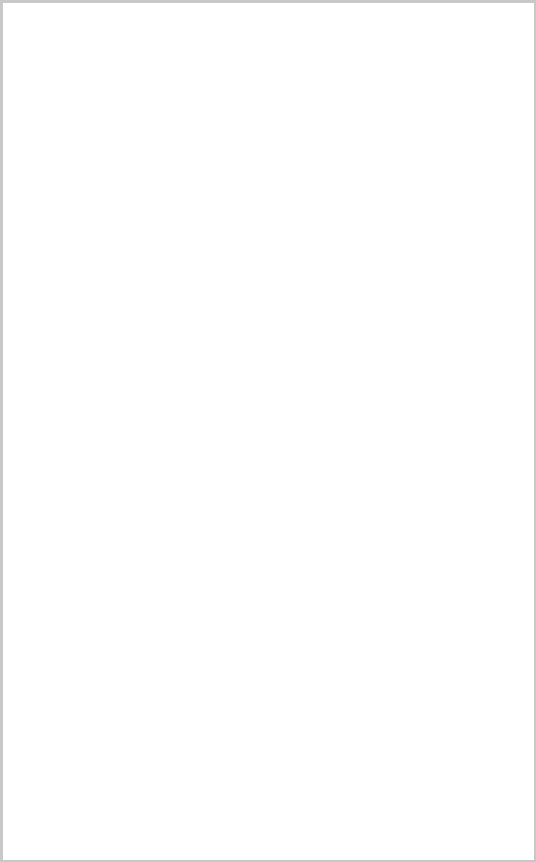
Disclaimer
Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their

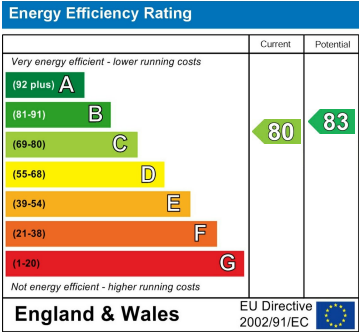
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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