



Inglebys

Estate Agents



50 Priestcrofts

Marske-By-The-Sea, TS11 7HP

£279,950



Ideally located on a spacious corner plot, tucked away at the end of Priestcrofts, Marske is this spectacular and extended family home, extended to the rear with the possibility and space for further extension, with the relevant permissions in place.

With a huge garden to the rear, off street parking for several vehicles, a double garage, two WCs and an additional garden room.

Call us today to arrange your viewing appointment.



Tenure: Freehold
Council Tax Band: C
EPC Rating: D

Entrance Hallway 5'3" x 8'1" (1.62 x 2.47)
Partially glazed uPVC entrance door.
Built in storage.
Laminate flooring.
Staircase to the first floor.

Living Room 22'7" x 10'6" (6.89 x 3.22)
Double glazed window to the front aspect.
Gas fire with a marble back and hearth.
Double doors opening to the Garden Room.

Garden Room 11'4" x 9'10" (3.46 x 3.0)
Wooden flooring.
French doors, opening to the rear garden.

Kitchen/Dining Room 8'10" x 13'4" (2.70 x 4.08)
Double glazed window to the side aspect.
A range of fitted wall and base units with marble effect roll top work surfaces.
Integrated appliances including a single electric oven, four burner gas hob, overhead extractor hood and an under-counter fridge.
Ceramic tiled flooring.
Under-stair storage cupboard.
Glazed door to the rear vestibule.

Rear Vestibule
Double glazed window to the rear aspect.
Ceramic tiled flooring.
Doors to the Garden Room, Ground Floor WC and the Rear Garden.

Ground Floor WC 5'3" x 2'7" (1.62 x 0.79)
Low level WC and pedestal wash hand basin.
Wooden flooring.

First Floor Landing

Bedroom One 14'9" x 9'4" (4.52 x 2.86)
Double glazed window to the front aspect.

Bedroom Two 6'10" x 15'1" (2.09 x 4.61)
Double glazed windows to the front and side aspects.
Built in storage cupboards.

Bedroom Three 8'5" x 7'0" (2.57 x 2.14)
Double glazed window to the rear aspect.
Wood effect laminate flooring.

Shower Room 4'9" x 6'4" (1.46 x 1.95)
Double glazed, frosted window to the rear aspect.
Walk-in double shower cubicle.
Pedestal wash hand basin.
Stainless steel heated towel rail.
Wood effect vinyl flooring.

Separate WC 4'8" x 2'8" (1.43 x 0.82)
Double glazed, frosted window to the rear aspect.
Low level WC.
Wood effect vinyl flooring.

External
To the front and side of the property is a driveway providing off street parking for several vehicles and access to the Double Garage.
The garden to the front is mainly laid to lawn.

To the rear of the property is an extensive lawned garden, measuring approximately 100ft from end to end, with three patio/seating areas and a selection of mature shrubs, plants and trees.
Please note that beyond the ivy covered fence at the bottom of the garden, there is a further 6-8 feet of garden belonging to this property.

Double Garage
Detached and brick built double garage with up and over doors, power and light.

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.

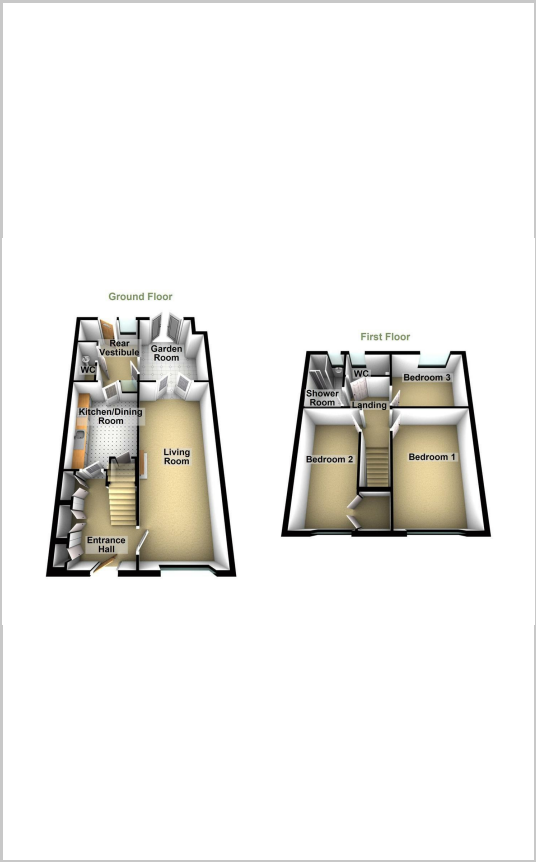
Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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

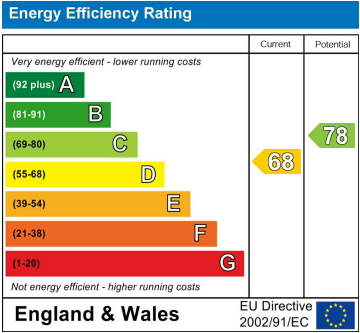
Area Map



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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