



163 Marton Gate, Bridlington, YO16 6YE

Price Guide £680,000



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Welcome to the desirable area of Marton Gate, Bridlington, this impressive detached house offers a perfect blend of modern living and spacious comfort. The property boasts four reception rooms, five well-appointed bedrooms, and three contemporary bathrooms, making it an ideal family home. Set on a generous plot with mature gardens, this stylish residence is designed for both relaxation and entertainment. The extensive outdoor space provides a retreat, while the ample parking ensures convenience for family and guests alike. The location is truly enviable, with local amenities just a stone's throw away. Residents will benefit from easy access to a nearby supermarket, public library, and a selection of pubs and restaurants, as well as schools and bus routes. Within close proximity to the seafront, the picturesque north beach, Sewerby village and scenic cliff-top walks, all of which are just a short stroll away. This remarkable home truly must be viewed to appreciate all that it has to offer. With its modern features, spacious layout, and prime location, it presents an exceptional opportunity for those seeking a stylish and comfortable lifestyle in Bridlington.

Entrance:

Composite door opens into the outer porch, tiled floor. Door leads through to an impressively spacious hallway, central heating radiator. Oak flooring that adds a touch of elegance.

Wc:

6'4" x 2'10" (1.95m x 0.88m)

Wc, wash hand basin with vanity unit, oak flooring, part wall tiled, extractor and central heating radiator.

Office:

A front-facing room, upvc double-glazed bay window that floods the space with natural light, oak flooring and central heating radiator.

Lounge:

24'6" x 13'8" (7.47m x 4.19m)

A generously sized, double-aspect living space featuring a contemporary electric fire set within a stylish surround. The room is beautifully lit by two upvc double-glazed windows and two central-heating radiators. Double doors open through to the dining room, enhancing the sense of flow.

Dining room:

12'3" x 10'4" (3.74m x 3.15m)

A bright rear-facing room, central-heating radiator and upvc double-glazed French doors opening into the conservatory.

Upvc conservatory:

10'10" x 10'10" (3.32m x 3.31m)

Over looking the beautifully maintained gardens, French doors.

Kitchen:

19'7" x 12'2" (5.97m x 3.73m)

A well appointed kitchen featuring an extensive range of contemporary base and wall units, complemented by a striking centre island complete with an induction hob and overhead extractor. The space boasts two electric ovens, a stainless steel sink with a detachable tap, and integrated dishwasher. Stylish under-unit lighting, part-tiled walls, and fully tiled flooring create a refined finish. A upvc double-glazed window fills the room with natural light, and a central heating radiator.

Utility:

18'11" x 6'9" (5.77m x 2.08m)

Fitted base units, stainless steel sink unit, part wall tiled, floor tiled, plumbing for washing machine, space for a tumble dryer and fridge/freezer. Built in storage cupboard with central heating radiator, extractor, upvc double glazed window and central heating radiator. Courtesy door into the garage.

Boot room:

6'9" x 3'4" (2.07m x 1.02m)

A rear facing room, tiled floor, upvc double glazed window and upvc double glazed door onto the rear garden.

First floor:

A generous landing space, upvc double-glazed window, central-heating radiator and ample built-in storage cupboards.

Bedroom:

18'9" x 15'11" (5.74m x 4.86m)

A generously sized, front-facing double bedroom, upvc double glazed window and central heating radiator.

En-suite:

10'5" x 9'2" (3.18m x 2.80m)

A beautifully appointed modern suite featuring a generous bath and a sleek shower cubicle with a plumbed-in rainfall shower. The space includes a wc and a his & hers double wash-hand basin with vanity unit. Fully tiled, extractor, upvc double glazed window and chrome ladder radiator.

Bedroom:

13'10" x 13'8" (4.22m x 4.19m)

A spacious, front-facing double bedroom boasting bespoke fitted wardrobes, cupboards and drawers, offering exceptional storage. Upvc double glazed window and central heating radiator.

Bathroom:

11'6" x 7'9" (3.53m x 2.37m)

A beautifully appointed Jack and Gill bathroom comprising a modern suite featuring a bath, a sleek shower cubicle with a plumbed-in shower, wc and a stylish wash hand basin with vanity unit. Fully wall tiled, floor tiled, extractor, upvc double-glazed window and vertical radiator.

Bedroom:

14'7" x 10'2" (4.46m x 3.12m)

A well proportioned rear-facing double bedroom, upvc double glazed window and central heating radiator.

Bedroom:

13'8" x 9'10" (4.19m x 3.02m)

A well proportioned front-facing double bedroom, upvc double glazed window and central heating radiator.

Bedroom:

12'3" x 10'5" (3.74m x 3.19m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

10'5" x 9'5" (3.19m x 2.88m)

A contemporary bathroom, offering a bath, a separate shower cubicle with a high-performance plumbed power shower, wc and wash hand basin with vanity unit. Fully tiled walls, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property, a walled boundary creates a sense of privacy and arrival. A gated entrance opens onto an impressive block-paved driveway that sweeps up toward the home, leading to a generous vehicle forecourt with ample parking for multiple cars. The front garden is beautifully maintained, featuring lawn framed by mature hedging that adds both colour and seclusion. Gated pathways on both sides of the property provide convenient access to the rear garden.

Garden:

To the rear of the property lies a beautifully private garden, enclosed by a blend of mature hedging and quality fencing. A stylish Indian stone patio creates an inviting

seating area, enhanced by a pergola overhead—perfect for outdoor dining or relaxing in the shade.

A dedicated hot tub area offers a luxurious spot to unwind, while the expansive, well-kept lawn provides plenty of space for families and entertaining. Toward the back, a second paved seating area catches the sun throughout the day, ideal for lounging or hosting gatherings.

The garden is further complemented by a timber-built summer house—ideal as a hobby room, home office or peaceful retreat—alongside a matching timber shed offering excellent storage.

Garage:

19'1" x 18'11" (5.83m x 5.79m)

An impressive double garage, fitted with up-and-over doors. Complete with power, lighting, a upvc double-glazed window for natural light, and housing the property's gas boiler, it offers practicality.

Notes:

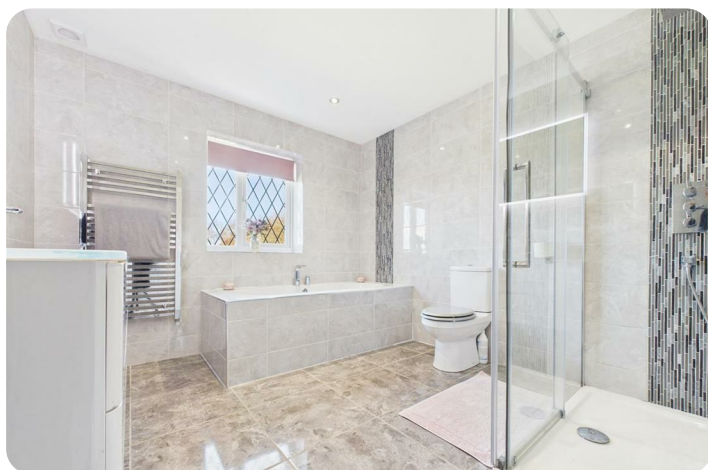
Council tax band: F

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



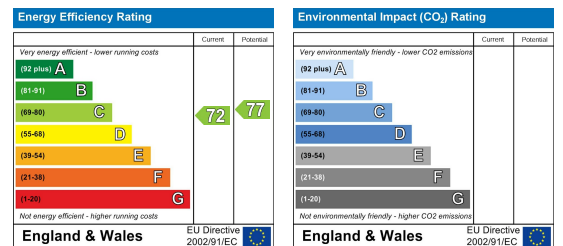


Floor Plan



Viewing Energy Efficiency Graph

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.



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