



## 6 Mordacks Close, Bridlington, YO16 6ZF

Price Guide £449,950



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A quality built detached house set in large grounds just off Martongate. The property has a stylish contemporary ground floor extension creating open plan living space that overlooks stunning the gardens. Situated a prime residential location just off Martongate convenient for access to schools, library, Inn/restaurant, supermarket and bus service routes.

The property comprises: Ground floor: cloakroom, utility, spacious lounge, modern open plan kitchen/dining/sun room. First floor: four double bedrooms, one en-suite and house bathroom. Exterior: superb gardens to the front, side and rear of the property. Private driveway with ample parking and double garage.

#### **Entrance:**

Door into a spacious hall, central heating radiator and staircase to first floor:

#### **Cloakroom:**

5'1" x 4'11" (1.56m x 1.51m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

#### **Utility:**

13'0" x 7'8" (3.97m x 2.36m)

Fitted with cupboards and drawers, central heating radiator, double glazed window, door to the front elevation and side courtesy door into the garage.

#### **Lounge:**

18'10" x 11'10" (5.76m x 3.63m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed window, central heating radiator and aluminum patio doors into sun room.

#### **Open plan kitchen/dining/sun room:**

#### **Kitchen:**

14'3" x 11'10" (4.35m x 3.62m)

Fitted with a range of modern base and wall units, under cupboard

lighting, stainless steel sink unit, electric double oven, gas hob with extractor over. Part wall tiled, integrated fridge, freezer, microwave and dishwasher. Upvc double glazed door onto the garden. Archway into:

#### **Dining room:**

11'10" x 10'11" (3.63m x 3.34m)

Central heating radiator and archway into:

#### **Sun room:**

23'3" x 9'1" (7.11m x 2.78m)

A spacious rear facing room over looking the garden, modern electric wall mounted fire, upvc double glazed windows and three central heating radiators.

#### **First floor:**

Built in storage cupboard housing hot water store and upvc double glazed window.

#### **Bedroom one:**

14'0" x 11'11" (4.29m x 3.65m)

A front facing double room, fitted wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

#### **En-suite:**

10'6" x 4'7" (3.22m x 1.42m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, extractor, two stainless steel towel rails and upvc double glazed window.

#### **Bedroom two:**

11'11" x 10'10" (3.64m x 3.32m)

A rear facing double room, fitted wardrobes and cupboard. Upvc double glazed window and central heating radiator.

#### **Bedroom three:**

11'11" x 7'8" (3.64m x 2.36m)

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

### **Bedroom four:**

11'11" x 7'9" (3.64m x 2.38m)

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

### **Bathroom:**

8'4" x 6'6" (2.56m x 1.99m)

Comprises 'p' shaped bath with shower attachment, wc and wash hand basin. Full wall tiled, stainless steel ladder radiator and upvc double glazed window.

### **Exterior:**

To the front of the property is a block paved driveway with ample parking leading to the double garage. Garden area with lawn and borders.

### **Garden:**

To the rear and side of the property is a good size private tree line gardens.

To the rear block paved pathway to lawn, with well stocked borders of shrubs, bushes and a shed. Paved patio with summerhouse.

To the side of the property is further garden with lawn, veg plots, a pond, well established borders, flower beds, paving, pebbled area and a greenhouse.

### **Double garage:**

18'1" x 17'10" (5.52m x 5.45m )

Electric roller door, power and lighting. Plumbing for washing machine, stainless steel sink unit and gas boiler.

### **Notes:**

Council tax band: E

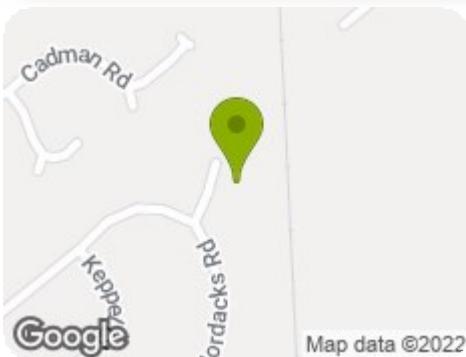
### **Purchase procedure**

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.





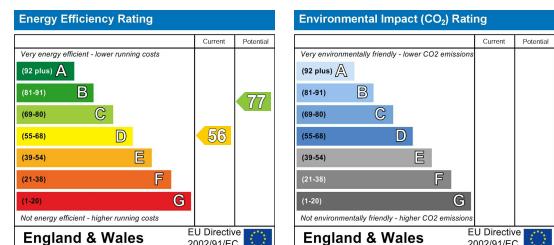
## Floor Plan



## Viewing

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

## 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.