



## 189 Marton Gate, Bridlington, YO15 1DP

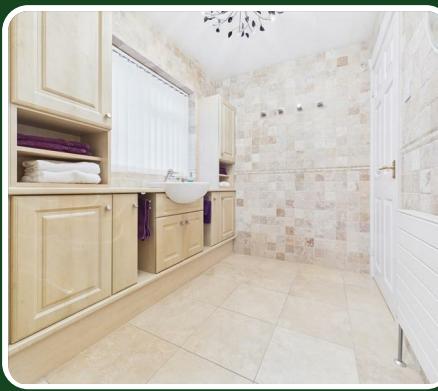
Price Guide £750,000



# 189 Marton Gate

Bridlington, YO15 1DP

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Welcome to the desirable area of Marton Gate, Bridlington, this exceptional detached bungalow presents a rare opportunity for those seeking a spacious and luxurious home. Set within approximately 0.8 acres of beautifully mature and established gardens, this property boasts an impressive layout with three reception rooms, four well-appointed bedrooms, and three modern bathrooms, making it ideal for families and those who enjoy entertaining. Also an ideal location for those working from home with the property benefiting from full fibre broadband.

One of the standout features of this remarkable home is the large heated indoor swimming pool and gym area comprising a selection of gym equipment providing a private oasis for relaxation and leisure throughout the year.

The quality fixtures and fittings throughout the home reflect a commitment to high standards and attention to detail.

The generous parking space adds to the convenience of this property, ensuring ample room for guests and family.

Situated in a prime location this bungalow is truly enviable, with local amenities just a stone's throw away. Residents will appreciate the nearby supermarket, the public library and pubs/restaurants as well as schools and bus routes. A commutable distance to York, Beverley, Hull and onward connections. For those who enjoy the great outdoors, the seafront, north beach, and scenic cliff-top walks are all within close proximity, as is the charming village of Sewerby.

With its unique features and prime location, this bungalow is a must-see for anyone looking to embrace the best of Seaside living.

#### **Entrance:**

Upvc double glazed door into inner porch, marble tiled flooring. Door into inner hall, marble tiled flooring and central heating radiator.

#### **Cloakroom:**

7'4" x 5'8" (2.25m x 1.73m)

Wash hand basin with vanity unit and built in cupboards. Full wall tiled, marble tiled flooring, upvc double glazed window and central heating radiator.

#### **Wc:**

5'8" x 2'9" (1.73m x 0.85m)

Wc, full wall tiled, marble tiled flooring and upvc double glazed window.

#### **Lounge:**

19'8" x 12'11" (6.00m x 3.96m)

A generously sized, front-facing living space featuring a stylish gas fire with a polished marble inset and elegant wooden surround. The large UPVC double-glazed bay window floods the room with natural light, while the central heating radiator ensures year-round comfort.

#### **Dining room:**

20'9" x 13'10" (6.34m x 4.24m)

A spacious rear-facing room featuring a modern central-heating radiator and sleek uPVC double-glazed patio doors that open directly into the inviting pool room, creating a bright, seamless indoor-outdoor feel.

#### **Bathroom:**

11'5" x 7'9" (3.48m x 2.37m)

Comprises a contemporary bathroom featuring a sleek Villeroy & Boch modern suite, complete with a bath and shower attachment, complemented by a stylish wash hand basin set within a chic vanity unit. The space is finished with full-height wall tiling and coordinating floor tiles, creating a clean, cohesive look. Additional highlights include mood lighting, an extractor fan, a generous built-in storage cupboard housing the hot water system, a convenient shaver socket, and a charming uPVC double-glazed bay window that brings in natural light. A stainless steel ladder radiator adds both warmth and a touch of modern elegance.

#### **Wc:**

5'5" x 2'9" (1.66m x 0.86m)

Wc, full wall tiled, floor tiled and upvc double glazed window.

#### **Kitchen/diner:**

16'11" x 13'7" (5.16m x 4.15m)

Fitted with an impressive range of contemporary base and wall units, this kitchen blends style with practicality. Sleek granite worktops frame an inset sink with an instant boiling-water tap, while the electric Neff double oven and Neff induction hob sit beneath a modern stainless-steel extractor for a clean, streamlined look. Subtle under-cupboard lighting highlights the part-tiled walls and fully tiled floor. Integrated appliances—including a fridge/freezer, dishwasher, and a water softener. Natural light pours in through two UPVC double-glazed windows, complemented by a central heating radiator to keep the space comfortable year-round.

#### **Utility room:**

11'7" x 5'7" (3.54m x 1.72m)

Fitted with a smart range of modern base and wall units, combines practicality with a clean, contemporary look. A stainless-steel sink sits beneath two UPVC double-glazed windows. The room features part-tiled walls and a fully tiled floor for easy maintenance, along with a Worcester Bosch gas boiler installed in 2019. There's plumbing in place for a washing machine, dedicated space for a tumble dryer, and plenty of room to work, cook, and organise everyday essentials. Upvc double glazed door to:

#### **Boot room:**

14'7" x 7'11" (4.45m x 2.42m)

A side facing room, part wall tiled, floor tiled, upvc double glazed windows and upvc double glazed door to the side elevation.

#### **Pool room:**

31'9" x 27'10" (9.70m x 8.50m)

A rear-facing leisure suite unfolds with a bright, open atmosphere, framed by sleek tiled flooring and modern UPVC double-glazed windows that draw in natural light. At its heart lies an impressive swimming pool, recently re-tiled, complemented by a dedicated gym area. Four central-heating radiators, creating a warm and welcoming environment.

Beyond the main space, the pool's boiler room houses a robust Certikin gas boiler and advanced filtration system, paired with a state-of-the-art ozone unit—delivering crystal-clear water and low-maintenance luxury. Pool is completed with insulated powered Certikin swimming pool cover and Moby dolphin swimming pool auto cleaner. Pool dimensions are 6.5 m x 5.00m.

#### **Upvc conservatory:**

18'2" x 15'10" (5.56m x 4.85m)

A spacious room overlooking the garden, designed for comfort and year-round enjoyment. Underfloor heating creates a warm, inviting feel beneath the stylish tiled flooring, while modern bio/cool-light, argon-filled UPVC double-glazed windows flood the space with natural light and exceptional insulation. UPVC double-glazed French doors open directly onto the rear garden, seamlessly blending indoor living with the outdoors and making the room perfect for relaxing, entertaining, or simply enjoying the view.

#### **Self Contained guest suite:**

13'9" x 10'9" (4.21m x 3.30m)

A spacious rear facing double room, extensive built in modern wardrobes and drawers. Upvc double glazed window and central heating radiator.

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

5'2" x 3'3" (1.60m x 1.00m)

Comprises a modern suite, shower cubicle with plumbed in power shower, wash hand basin with vanity, full wall tiled, floor tiled, upvc double glazed window and chrome ladder radiator.

#### **Wc:**

4'11" x 2'6" (1.52m x 0.78m)

Wc, extractor, part wall tiled and floor tiled.

#### **Inner hall:**

Central heating radiator.

### Master Suite:

17'3" x 14'5" (5.28m x 4.41m)

A generously sized rear-facing double bedroom, enhanced by extensive modern built-in wardrobes and drawers offering superb storage. The room is filled with natural light from three UPVC double-glazed windows and heated by two central heating radiators.

### En-suite:

10'0" x 6'3" (3.07m x 1.92m)

Comprises a modern bathroom featuring a sleek walk-in shower enclosure with a plumbed-in rainfall shower and invigorating body jets. The suite includes a contemporary W.C. and a stylish washbasin set within a vanity unit offering excellent built-in storage. The room is fully tiled from floor to ceiling for a polished look, complemented by matching floor tiles. Additional touches include an extractor fan, a UPVC double-glazed window providing natural light, and a chrome ladder radiator.

### Bedroom:

16'0" x 12'7" (4.90m x 3.85m)

A generously sized, side-facing double bedroom featuring sleek, contemporary built-in wardrobes, a bright UPVC double-glazed bay window that fills the space with natural light, and a modern central-heating radiator.

### Bedroom/Study

12'6" x 10'8" (3.83m x 3.27m)

A side-facing double room, enhanced by a large UPVC double-glazed window and a large central heating radiator.

### Exterior:

To the front of the property lies a generous private garden, beautifully framed by mature hedges, vibrant shrubs, and well-established bushes that create a welcoming sense of privacy and greenery.

To the side elevation is an extensive block paved driveway with electric gates upon entry, leading down to a second set of electric gates and access to the side of the property, car port and large garage.

### Garden:

To the rear of the property lies a stunning, mature garden that feels like a private sanctuary. A generous paved patio provides the perfect setting for outdoor dining and relaxation, while winding pebbled areas and richly stocked flower beds add colour and character throughout the seasons, in addition to a large rose garden divided into four quadrants surrounding a three-tier bronze fountain. Productive vegetable plots sit and two tranquil ponds, creating a beautiful blend of form and function.

For those who love to grow, the garden includes a greenhouse with power and lighting, seven raised beds and a charming summer house, also fully powered, ideal for quiet retreats or creative hobbies. Practical touches are thoughtfully in place too, with three outside taps and nine water butts ensuring easy maintenance and sustainable watering.

### Garage:

A large brick built garage, electric door, power and lighting.

### Notes:

Council tax band: G

Full alarm system with cameras.

GRP covered flat roof by topseal with guarantee labour & material with 13 years left of original 20 year guarantee.

### Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both ID 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.



## Road Map

## Hybrid Map

## Terrain Map



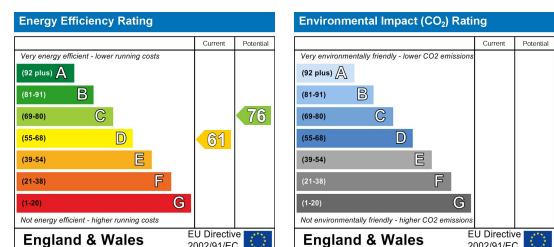
## Floor Plan



## 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



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