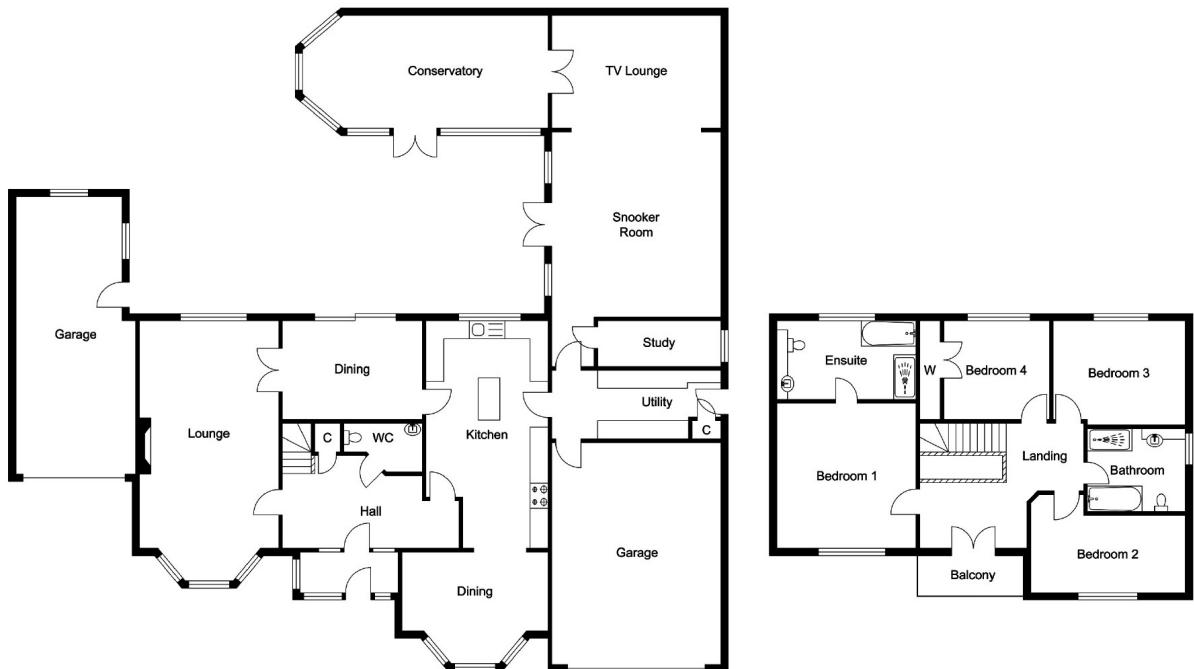


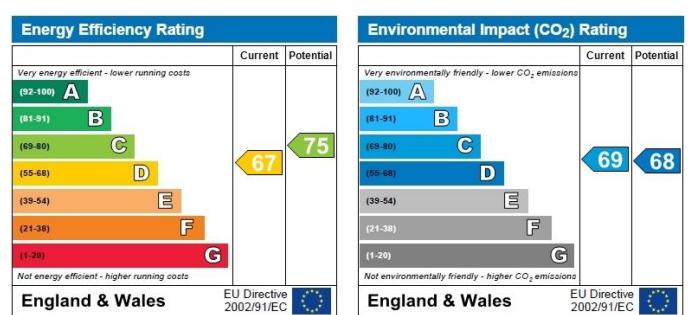
D.DUNK
LEWIS &
GRAVES
ESTATE AGENTS



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

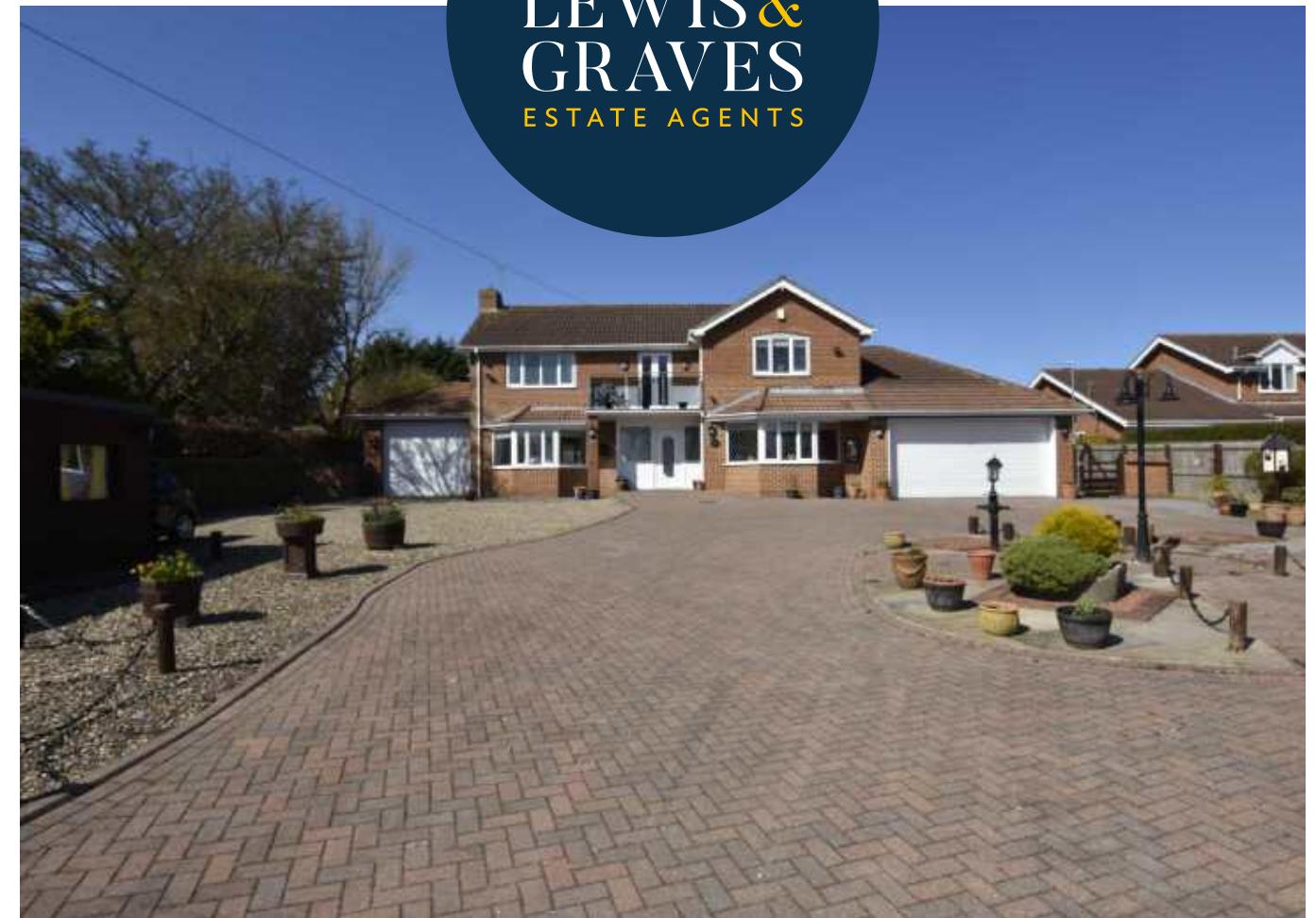


Notice: D.Dunk Lewis & Graves, its staff and agents give notice that

These particulars do not constitute an offer or contract. Anything said, written or shown in relation to these particulars is for guidance only for prospective purchasers and must not be relied upon as a statement of fact. The description provided therein represents the opinion of the author and whilst given in good faith should be verified by the prospective purchaser or their representative. Photographs are not necessarily comprehensive or current. Areas measurements or distances are given as a guide only and are not precise. Boundaries are subject to verification. Services, appliances apparatus and fittings have not been tested. These particulars are intended as a guide and must not be relied upon as a statement of fact.

To view this property please contact
D. Dunk Lewis & Graves

3/5 Chapel Street, Bridlington, East Yorkshire YO15 2DR
Tel: 01262 672576 Fax: 01262 400009 Email: sales@ddlgestates.co.uk



155 Martongate Bridlington

WELL PRESENTED D DUNK BUILT EXECUTIVE FAMILY HOME SITUATED ON THE SOUGHT AFTER ROAD OF MARTONGATE

The property briefly comprises Entrance Vestibule, Cloaks/WC, Sitting Room, Dining Room, Kitchen/Diner, Utility Room, Games/Entertainment Room, Conservatory, 4 Bedrooms 1 with Master En-Suite, Bathroom, Balcony overlooking North Bay, UPVC Double Glazing, Gas Central Heating, Double Garage, oversized single garage with extra height ideal for camper van, log cabin style purpose built carport, extensive gardens to front, side and rear.

DONT DELAY BOOK YOUR VIEWING TODAY!

£649,950

www.ddlgestates.co.uk

Entrance Vestibule
2.69m x 4.92m (8'10" x 16'2")
Security alarm system, understairs storage cupboard, laminate flooring, coved ceiling and stairs off to the first floor.

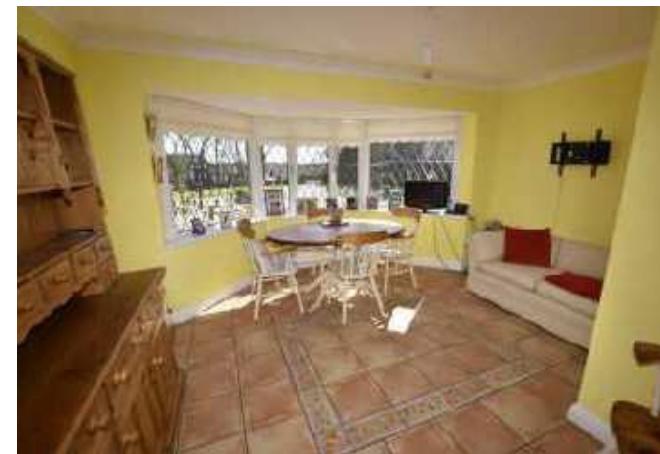
WC
1.89m x 1.99m (6'2" x 6'6")
Low flush WC, vanity wash hand basin, chrome ladder heated towel warmer, laminate flooring and coved ceiling.

Sitting Room
6.65m x 4.21m (21'10" x 13'10")
Living flame gas fire in marble back hearth and surround, coved ceiling, TV point, UPVC double glazed bay window to the rear aspect and timber framed double doors opening onto:-



Dining Room
3.77m x 3.16m (12'4" x 10'4")
Coved ceiling and UPVC double glazed sliding patio doors opening onto the rear garden.

Kitchen/Diner
9.02m x 3.75m (29'7" x 12'4")
Fitted with extensive range of wall and base units, centre island, coved ceiling, integrated dishwasher, Belfast sink with mixer tap over, space for fridge/freezer, UPVC double glazed window to the rear aspect, arch leading to the dining area, TV & telephone point and UPVC double glazed bay window to the front aspect.



Utility Room
5.78m x 2.05m (19'0" x 6'9")
Space and plumbing for automatic washer, space for condenser tumble dryer, floor cupboards, wine rack, stainless steel sink with mixer tap, storage cupboard, coved ceiling, door leading to double garage and UPVC double glazed door to the side aspect.

Games Room/ Entertainment Area
11.38m x 5.85m (37'4" x 19'2")
TV point, LED downlights, coved ceiling, 2 UPVC double glazed windows to the side aspect, UPVC double glazed doors opening onto the rear patio and timber framed double doors leading onto:-



Conservatory
6.67m x 3.93m (21'11" x 12'11")
Wall lights, UPVC double glazed windows to 2 side aspects and UPVC double glazed doors leading onto the rear patio.

Office
3.62m x 1.86m (11'11" x 6'1")
Coved ceiling, loft access and UPVC double glazed windows to the side aspect.

First Floor Landing
Coved ceiling, UPVC double doors opening onto balcony with GRP flooring and glass panel balustrade with stunning views of North Bridlington and North Bay.



Master Bedroom
4.25m x 4.21m (13'11" x 13'10")
Built in wardrobes with over head storage, TV point, coved ceiling, UPVC double glazed window to the front aspect with partial views of the North Bay and door opening onto:-



En-Suite
2.28m x 3.47m (7'6" x 11'5")
Panel bath, vanity wash hand basin, enclosed WC, double shower with mains plumbed in shower over, side glass shower screen, chrome ladder heated towel warmer, fully tiled and UPVC double glazed opaque window to the rear aspect.

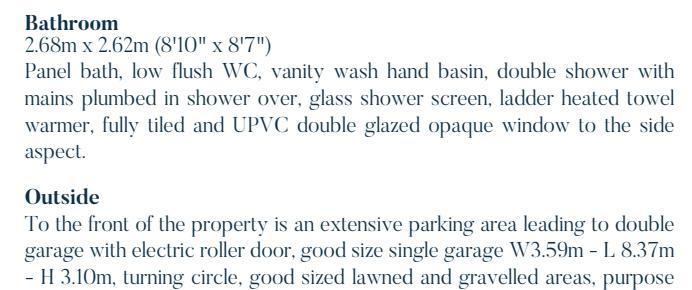


Bedroom 2
3.02m x 3.63m to face of fitted wardrobe. (9'11" x 11'11" to face of fitted wardrobe.)
Fitted wardrobes, coved ceiling and UPVC double glazed window to the front aspect with partial views of the North Bay.

Bedroom 3
3.20m x 3.76m (10'6" x 12'4")
Coved ceiling, loft access and UPVC double glazed window to the rear aspect.



Bedroom 4
3.15m x 3.77m (10'4" x 12'4")
Recess fitted wardrobes, coved ceiling and UPVC double glazed window to the rear aspect.



Bathroom
2.68m x 2.62m (8'10" x 8'7")
Panel bath, low flush WC, vanity wash hand basin, double shower with mains plumbed in shower over, glass shower screen, ladder heated towel warmer, fully tiled and UPVC double glazed opaque window to the side aspect.

Outside
To the front of the property is an extensive parking area leading to double garage with electric roller door, good size single garage W3.59m - L 8.37m - H 3.10m, turning circle, good sized lawned and gravelled areas, purpose built carport and side gated access to the side and rear garden.
To the rear of the property is a good size enclosed rear garden with patio areas, lawned areas, Summer House, Wendy House, Timber Shed, barbecue area and side personal door to the single garage.
All mains connected.
Council Tax = Band G

