

ST. GERMAINS LANE, MARSKE-BY-THE-SEA, TS11 7EL



- ▲ Extended Semi Detached Property
- ▲ Four Double Bedrooms
- ▲ En-Suite
- ▲ Fantastic Coastal Position
- ▲ Spacious Family Home Spanning Over 1,500 Sq. Ft

- ▲ A Brilliant Versatile Property
- ▲ Off Street Parking
- ▲ South Facing Low Maintenance Rear Garden

£389,950

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Located within a highly sought after coastal Marske location with open sea views, this remodelled semi-detached home ticks plenty of boxes and offers spacious versatile living spanning over 1,500 sq. ft. Brilliant for Marske's bustling high street, acclaimed schooling and far reaching transport links. Early viewing is advised to fully appreciate this excellent family home.

GROUND FLOOR

ENTRANCE HALL - 1.95m x 1.15m (6'5" x 3'9")

Modern style part glazed composite entrance door, woodgrain tiled flooring, Victorian style radiator, fully UPVC clad walls and ceiling and panelled doors to the WC and hall.

WC - 1.27m x 1.16m (4'2" x 3'10")

A white modern suite with vanity storage unit, ladder radiator, UPVC clad walls and ceiling, extractor fan and UPVC window.

HALL - 3.01m x 1.80m (9'11" x 5'11")

With neutral decoration, flooring flows through from the entrance hall, radiator, staircase to the first floor and doors to the snug and kitchen breakfast room.

SECOND LIVING ROOM - 2.41m (7'11") reducing to 1.73m (5'8") x 8.16m (26'9") reducing to 4.24m (13'11")

A versatile space possibly a fifth bedroom with neutral decoration, tiled flooring, radiators, downlighters, UPVC window with coastal views and French doors with integrated blinds open to the rear garden.

KITCHEN BREAKFAST ROOM - 2.97m x 4.81m (9'9" x 15'9")

A shaker style fitted kitchen with stainless steel handles and soft closing doors, solid oak worktops and breakfast bar area, integrated electric oven and hob with extractor hood, part tiled walls, integrated dishwasher, downlighters, tiled flooring flows through from the hall, and doors to the utility and living room.

UTILITY - 2.08m x 2.76m (6'10" x 9'1")

Matched kitchen units and worktops with plumbing for washing machine and space for tumble dryer, masses of cupboard storage, extractor fan, tiled flooring flows through from the kitchen, radiator, feature lighting, UPVC window, fully glazed door to the rear garden and further door to the shower room.

SHOWER ROOM - 0.98m x 2.61m (3'3" x 8'7")

White modern suite with thermostatic shower with rinser attachment, extractor fan, fully UPVC clad walls and ceiling, vanity storage unit, towel radiator and tiled flooring.

LIVING ROOM - 3.18m (10'5") reducing to 2.30m (7'7") x 7.89m (25'11") reducing to 1.17m (3'10")

A true family size room with feature wall, multi fuel burning stove with wood mantel, downlighters, UPVC window offering open coastal views and opening through to the dining room.

DINING ROOM - 2.78m x 2.87m (9'1" x 9'5")

With the decoration flowing through from the living room and UPVC French doors with sidelights to the garden room.

TO VIEW: Tel: 01642 285041

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GARDEN ROOM - 3.59m x 2.89m (11'9" x 9'6")

A vaulted ceiling space showered with natural light, tiled flooring, radiator, UPVC windows and French doors to the rear garden.

FIRST FLOOR

LANDING - 2.26m (7'5") reducing to 1.11m (3'8") x 1.41m (4'8") reducing to 0.89m (2'11")

With panelled doors to all rooms.

BEDROOM ONE - 2.40m (7'10") reducing to 1.12m (3'8") x 4.42m (14'6") reducing to 0.89m (2'11")

With neutral decoration, grey oak laminate flooring, radiators, downlighters, fully glazed UPVC door to the balcony area and door to the en-suite.

EN-SUITE - 1.74m x 2.06m (5'9" x 6'9")

A white modern suite with quadrant thermostatic shower with rinser attachment, extractor fan, sleek high gloss vanity storage unit, fully UPVC clad walls and ceiling, wide plank oak laminate flooring and UPVC window.

BEDROOM TWO - 3.18m x 4.9m (10'5" x 14'4")

A light and bright room with masses of wardrobe and cupboard storage, neutral decoration with grey oak laminate flooring and UPVC French doors with integrated blinds open to the balcony with stunning coastal views.

BEDROOM THREE - 2.10m x 3.47m (6'11" x 11'5")

A double room with neutral décor including carpet, integrated storage cupboard, radiator and UPVC window with coastal views.

BEDROOM FOUR - 3.23m x 2.13m (10'7" x 7')

A generous fourth bedroom currently used as a double with radiator and UPVC window overlooking the rear garden.

BATHROOM - 2.99m (9'10") reducing to 1.78m (5'10") x 2.09m (6'10") reducing to 1.24m (4'1")

A white modern suite with large walk-in thermostatic shower with rinser attachment, extractor fan, modern style freestanding bath with waterfall tap and rinser attachment, fully UPVC clad walls and ceiling, ladder radiator, grey oak laminate flooring and UPVC window.

EXTERNALLY

BALCONY AREA - 8.63m x 1.32m (28'4" x 4'4")

A fantastic space with stainless steel and glass balustrade offering open coastal views.

PARKING & GARDENS - The Front of the property benefits from a block paved driveway with raised sleeper borders and artificial laid lawn, outdoor power supply and stunning open coastal views. The south facing rear garden is low maintenance with stone pathways and patio area, raised sundeck with artificial laid lawn, storage shed, and outdoor water and power supplies.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - CF/LS/RED250840/05112025

Council Tax Band: C **Tenure:** Freehold

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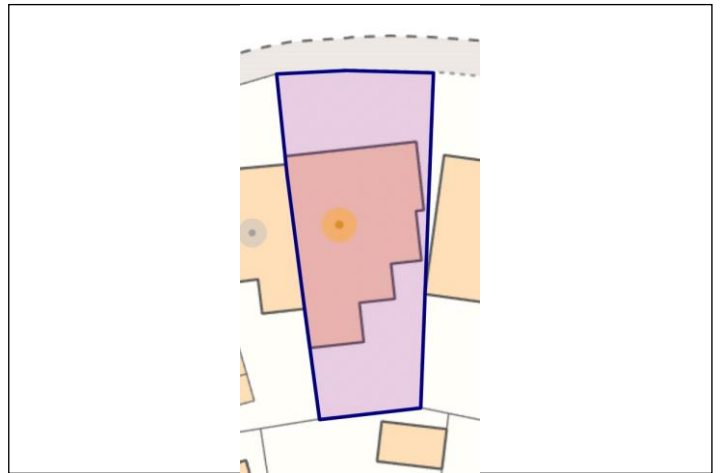
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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