



Marton Gate, Bridlington
YO16 6YE

Price £700,000

HUNTERS®
EXCLUSIVE



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Marton Gate, Bridlington

DESCRIPTION

As you approach this impressive detached property, you're welcomed by a private gated driveway, offering both privacy and a sense of luxury. Step inside to discover a spacious and light-filled living room, providing the perfect space for relaxation or family gatherings. The separate dining room is ideal for entertaining guests or enjoying family meals in style.

The well-presented kitchen is a standout feature, offering an abundance of cupboard space, an integrated oven, and a hob, making meal preparation a breeze. Adjacent to the kitchen, you'll find a handy utility room with plenty of space for appliances, ensuring the home remains organised and clutter-free. A generously sized study with a bay window completes the downstairs space, with natural light flooding the room – perfect for a home office or a quiet retreat. The ground floor also benefits from a convenient W/C.

A charming conservatory adds to the home's appeal, providing a versatile space to unwind, use as extra storage, or tailor it to suit your specific needs.

Upstairs, you'll find five generously proportioned bedrooms, offering ample space for a growing family. The master bedroom is a true retreat, with its own ensuite bathroom featuring a luxurious four-piece suite with both a shower and a bathtub. Two additional bedrooms share a spacious ensuite bathroom, also boasting a four-piece suite with a shower and bath – perfect for family or guests. The family bathroom is beautifully presented with a well-equipped four-piece suite, including a shower and bath.

Outside, the well-maintained garden offers a tranquil space to enjoy the sunny weather, with plenty of room to place a table and chairs, creating the ideal outdoor setting for alfresco dining or relaxing in the fresh air.

This exceptional home offers both space and style, and is the perfect place to create lasting memories. Don't miss out – book your viewing today!

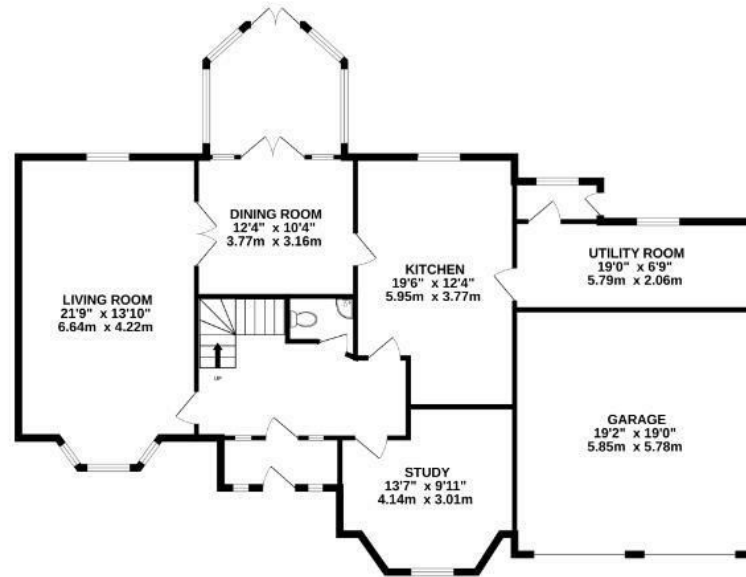


ROOMS

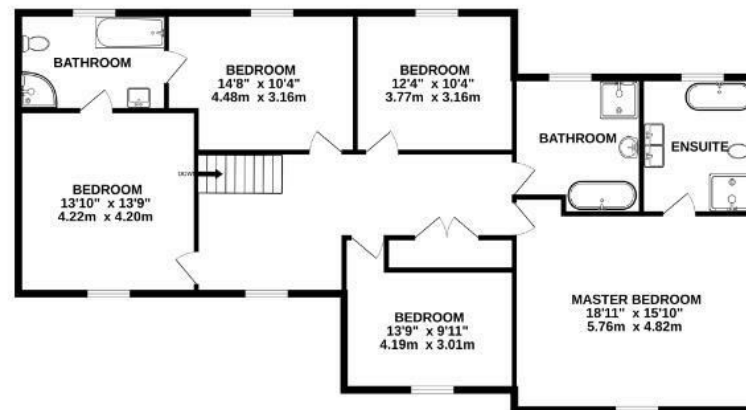




GROUND FLOOR
1631 sq.ft. (151.5 sq.m.) approx.



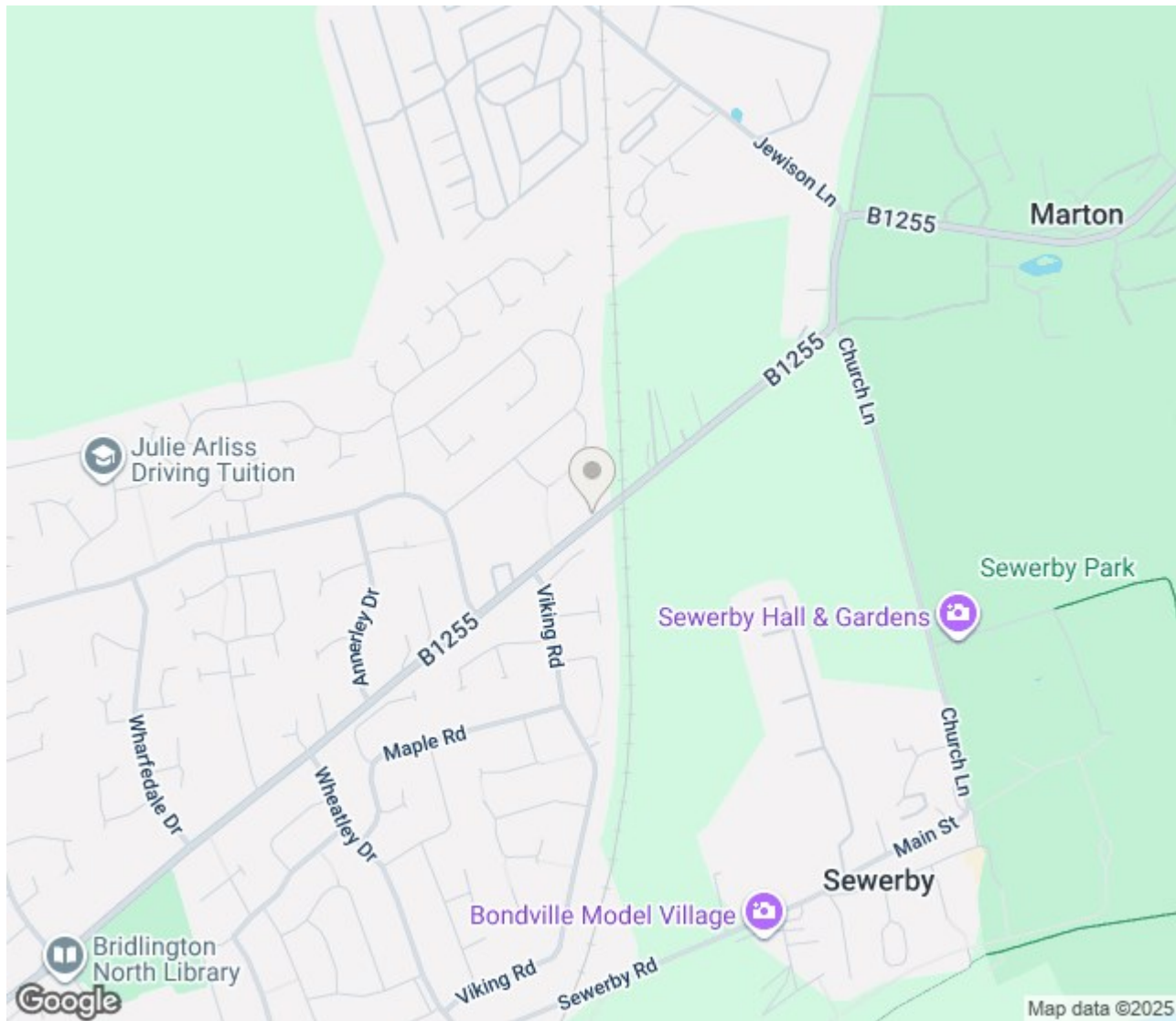
1ST FLOOR
1429 sq.ft. (132.8 sq.m.) approx.



TOTAL FLOOR AREA : 3060 sq.ft. (284.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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