



9 Chestnut Close
Bridlington
YO16 6YT

£315,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden

 4  2  1  Garage  Gas Central Heating

9 Chestnut Close, Bridlington, YO16 6YT

Nestled on a picturesque corner plot, this stunning four-bedroom detached house is a true gem. The house is surrounded by spectacular manicured gardens, featuring a variety of vibrant flowers, lush green lawns, and meticulously trimmed hedges. The property benefits from two reception rooms, conservatory, downstairs WC, four good sized rooms and a family bathroom.

The property is situated in a much sought-after location, on the north side of Bridlington, just a short walk from Sewerby village and the cliffs, north side beach and the local parade of shops. Close by on Martongate there is a nationally named supermarket, library, takeaways and post office. A bus service is routed regularly through the area linking to the town centre and surrounding areas. The schools that serve the area are Headlands Comprehensive and Martongate Primary.

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. The landmark Priory Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and a real old-world charm.

The Spa is a prominent entertainment venue hosting a variety of events, including concerts, theatre productions, and conferences. The impressive leisure centre includes swimming and a wide range of fitness activities. The busy shopping centre provides a varied range of goods and services to meet most needs. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions.



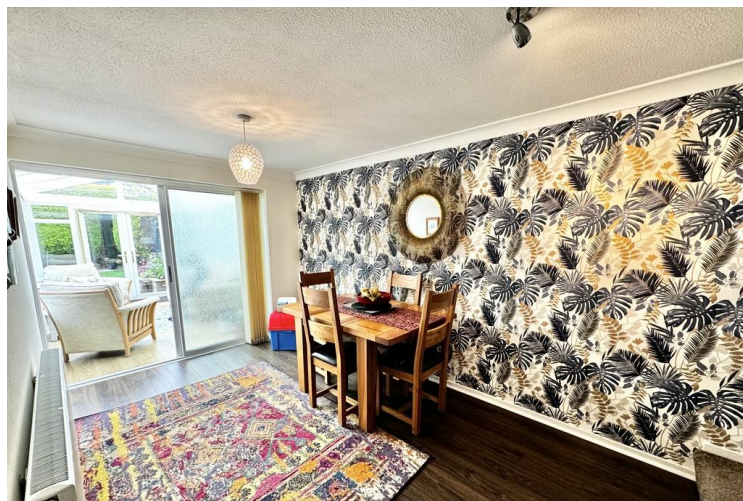
Hallway



Kitchen



Lounge



Dining Area

Accommodation

ENTRANCE HALL

8' 0" x 5' 8" (2.44m x 1.73m)

Entrance is via a stained glass uPVC door into the entrance hall with laminate flooring, coving, radiator and doors to downstairs rooms.

WC

With wall mounted corner wash hand basin with tiled splash back, WC, laminate flooring and window to side elevation.

KITCHEN

10' 9" x 10' 5" (3.28m x 3.18m)

A range of modern, white wall and base units with wine rack, contrasting worktop over, stainless steel sink with drainer and mixer tap over sits beneath a window to the rear elevation overlooking to beautifully manicured rear garden. With built in electric double oven, electric hob and extractor. Kickboard lighting, tiled splashbacks, laminate flooring, space for washing machine and fridge freezer, radiator and coving.

DINING ROOM

16' 9" x 11' 10" (5.13m x 3.61m)

With radiator, sliding patio doors to conservatory, stairs to first floor, coving and under stairs storage.

LOUNGE

20' 0" x 11' 8" (6.1m x 3.58m)

With a bay window and a small arched window to the front elevation allowing natural light to flood the lounge, two radiators, coving and gas fire with feature marble hearth and surround.

CONSERVATORY

14' 6" x 9' 3" (4.44m x 2.84m)

Made from part uPVC and brick construction with French doors to garden and laminate flooring. A fabulous addition to the property adding a bright and airy space. With panoramic views of the beautiful gardens, this room is perfect for enjoying a morning coffee or an evening read. Large windows and a glass ceiling ensure that this space is bathed in light throughout the day.



Conservatory



Bedroom 1



Bedroom 2



Bedroom 3

FIRST FLOOR LANDING

With loft access and a large storage/airing cupboard housing the wall mounted gas central heating boiler, plus a hanging rail and shelving for storage.

BEDROOM 1

12' 0" x 11' 10" (3.66m x 3.63m)

With window to the front elevation and radiator

BEDROOM 2

10' 7" x 9' 8" (3.25m x 2.97m)

With window to the rear elevation and radiator

BEDROOM 3

10' 9" x 9' 10" (3.28m x 3.02m)

With window to the rear elevation and radiator

BEDROOM 4

9' 1" x 8' 7" (2.79m x 2.62m)

With window to the front elevation and radiator.

BATHROOM

8' 0" x 5' 4" (2.46m x 1.65m)

With a panelled bath with electric shower over and glass shower screen, wash hand basin and WC. Fully tiled walls, tiled effect laminate flooring, window to side elevation, coving and heated towel ladder.

GARAGE

18' 8" x 8' 5" (5.69m x 2.59m)

With remote roller shutter to the front, side personnel door, rear window and power and light connected.

OUTSIDE

The property sits on a superb corner plot with manicured gardens to the front and side with lawn, colourful bushes including holly, heather, conifers and large shrubs and trees to the side garden offer privacy. A side driveway offers parking for two vehicles and leads to the garage.

A side gated access leads to the rear garden which has a paved area, paving and steps lead up to a raised lawn area with a walled border and a feature



Bedroom 4



Kitchen



Bathroom



Garage

secluded seating area. The garden is screened by conifers making it very private and secure, the garden benefits from an outside tap and lighting.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from Upvc double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND - D

ENERGY PERFORMANCE CERTIFICATE - RATED D

SERVICES

All mains services are available at the property.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

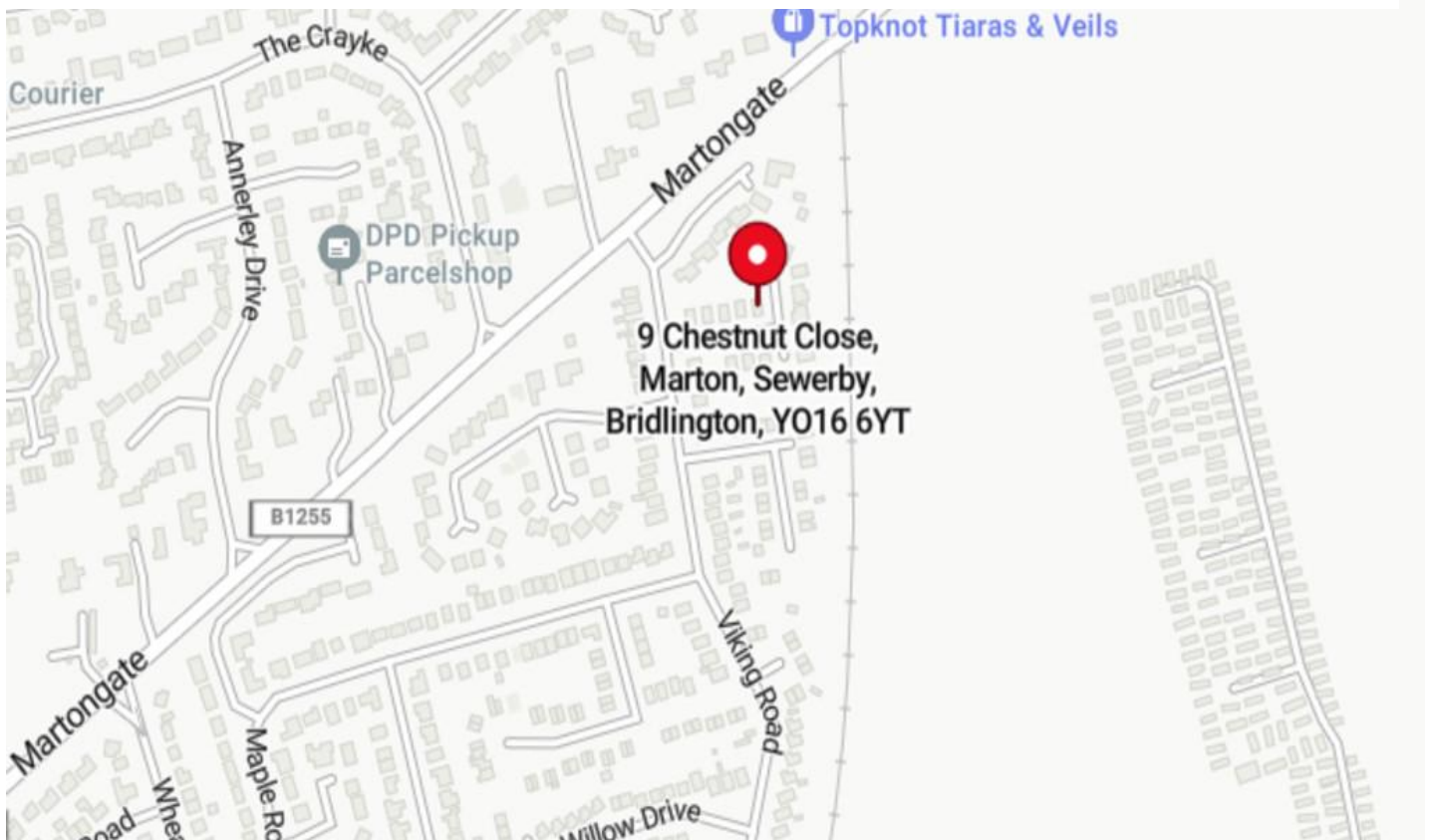
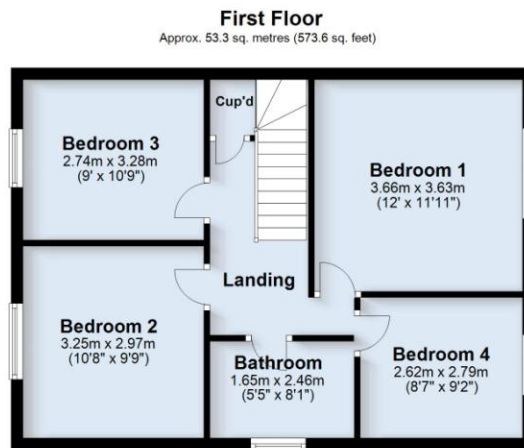
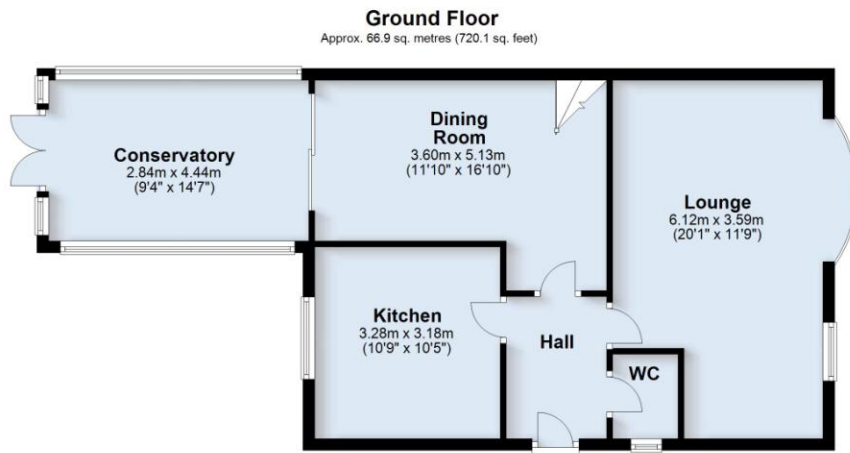
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401

Regulated by RICS






The stated EPC floor area, (which may exclude conservatories),
is approximately 107 sq m



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

-  **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
-  **Dedicated Teams**
Experienced sales teams who live locally and know the area.
-  **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
-  **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
-  **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations