



Sunnydene, North Marine Road
Flamborough

YO15 1LF

OFFERS OVER

£320,000

5 Bedroom Detached House



Garden



5



2



1



Garage, Off
Road Parking



Gas Central Heating

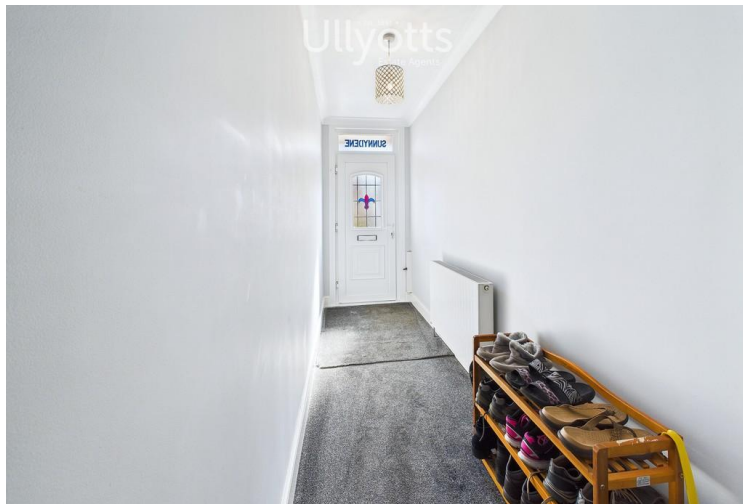
Sunnydene, North Marine Road, Flamborough, YO15 1LF

This fabulous five bedroom detached home in the sought-after Flamborough village offers spacious living throughout. Featuring a through lounge and dining area and a recently refitted modern kitchen, it's perfect for family life and entertaining. Upstairs, a well-equipped family bathroom and three bedrooms, with two further bedrooms on the top floor. Outside, the beautifully maintained rear garden offers two greenhouses, a powered summer house and a garage currently used for storage. Immaculately presented, this property is an outstanding family home.

This property has only had two owners and has been cherished by the current family for many years, making it an exceptional family home. Originally built by Wards Builders, who were local to Flamborough, it combines character and quality craftsmanship.

Flamborough is a picturesque coastal village offering a mix of traditional cottages, modern homes, and character properties, some of which are within walking distance to the coast and the famous working Flamborough Lighthouse. Amenities within the village include a Co-op food market, public houses, cafés and popular eateries such as The North Star and Seabirds. Flamborough Primary School provides education for children aged 3 to 11. The Danes Dyke Nature Reserve is nearby as is the Bridlington Links Golf Course.

Bridlington, the closest town to Flamborough, offers a fantastic range of family-friendly attractions and amenities. From its modern leisure centre and the famous Bridlington Spa hosting concerts and shows, to a variety of restaurants, cafés and ice-cream parlours, there is something for everyone. Families can also enjoy the charming land train, nearby animal parks and plenty of seaside fun, making it a vibrant destination all year round.



Entrance Hall



Lounge



Dining Room



Lounge / Dining Room

Accommodation

ENTRANCE HALL

11' 10" x 3' 11" (3.62m x 1.20m)

Entrance to the property is via a charming stained glass UPVC door, with the property name displayed in a decorative stained-glass panel above. This opens into a spacious main entrance hall, providing space for coats and shoes, along with a radiator. From here, stairs rise to the first-floor landing and a door leads directly into the dining area.

LOUNGE

12' 10" x 11' 10" (3.92m x 3.63m)

The lounge is a bright and inviting space, featuring a charming bay window to the front, elegant coving, wall lighting, and a radiator. A feature gas fire set within a decorative surround creates a focal point, while an archway provides a seamless transition into the dining room.

DINING ROOM

13' 10" x 12' 11" (4.24m x 3.96m)

The dining area is a perfect space for dining and entertaining with elegant coving, a feature gas fire with a

decorative surround and a radiator. There is ample space for a dining table, a door leading into the kitchen and French doors opening out onto the beautifully maintained rear garden.

KITCHEN

17' 8" x 6' 2" (5.40m x 1.89m)

The kitchen has been recently refitted with a stylish range of grey gloss base and drawer units, complemented by contrasting white gloss wall units and a worktop above, all set against pale wood-effect click flooring. A 1½ bowl composite sink with mixer tap sits beneath a side-facing window overlooking the patio, while a skylight offers additional natural light. Integrated appliances include a microwave, dishwasher, washing machine, double Belling oven, 5-ring gas hob and extractor fan, with space also available for a fridge-freezer. Additional features include an understairs storage cupboard, a modern vertical radiator and a glazed UPVC door providing direct access to the garden.



Kitchen



Kitchen



Landing



Bedroom 1

FIRST FLOOR LANDING

11' 5" x 2' 9" (3.48m x 0.85m)

The first-floor half landing provides access to the family bathroom, with steps leading up to the main landing. From here, doors open to the first three bedrooms and a further door leads to the staircase up to the second-floor landing.

BEDROOM 1

12' 10" x 9' 8" (3.93m x 2.95m)

The master bedroom offers a rear-facing window with views over the garden, a radiator and a built-in storage cupboard with shelving, perfect for clothing, towels or linen and also houses the gas central heating boiler.

BEDROOM 2

11' 10" x 9' 10" (3.63m x 3.02m)

With a front facing window, filling the room with natural light and is fitted with a radiator.

BEDROOM 3

8' 6" x 5' 11" (2.60m x 1.81m)

The third bedroom features a front-facing window and is fitted with a radiator.

BATHROOM

The family bathroom is generously proportioned and well equipped offering a panelled bath, wash hand basin, WC and a corner shower unit with sliding doors, a wet wall surround and thermostatic shower. Fully tiled walls, inset spotlighting, a heated towel rail, an extractor fan, and a side-facing window create a bright and functional space.

SECOND FLOOR LANDING

8' 10" x 5' 8" (2.71m x 1.73m)

The second-floor landing is bright and airy, featuring a rear-facing Velux window and providing access to the two further bedrooms.

BEDROOM 4

16' 3" x 7' 11" (4.95m x 2.42m)

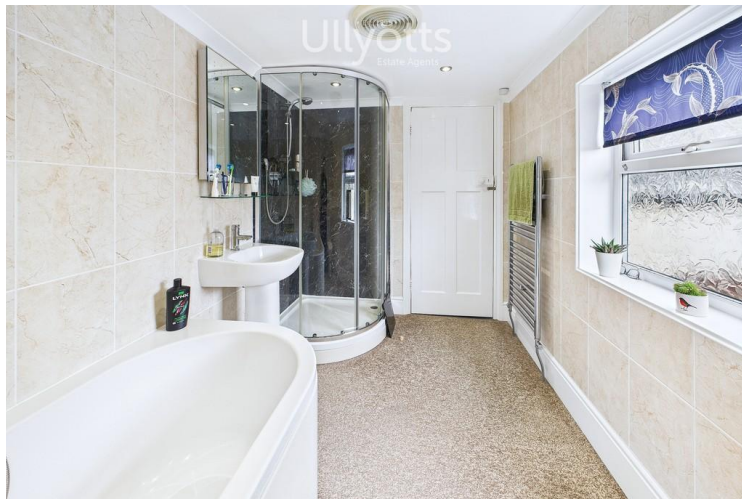
Bedroom four is a generously sized room, featuring a front-facing window, a radiator, and boarded eaves storage, providing convenient storage space.



Bedroom 2



Bedroom 3



Bathroom

BEDROOM 5

10'1" x 10'7" (3.09m x 3.25m)

Bedroom five features a rear-facing window, a radiator and boarded eaves storage.

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.

PARKING/GARAGE

9' 10" x 19' 9" (3.02m x 6.02m)

Parking is available to the side of the property along with a garage with an up-and-over door, power and lighting. The garage also features a rear-facing window and a personal door providing direct access to the garden, offering both convenience and versatility.

OUTSIDE

To the front, the property is set back from the road behind a fence-topped wall, with a paved pathway leading to the entrance. A gravelled area, currently enhanced with potted plants adds a vibrant splash of colour.

To the rear, the secure garden features a generous patio area boarded with a raised bed, currently used as a seating space, which could also serve as an outdoor dining area thanks to direct access from the kitchen and dining room. Beyond the patio lies a lush lawn bordered with colourful shrubs and plants, alongside apple, plum, and pear trees and two greenhouses.

SUMMERHOUSE

7' 4" x 7' 5" (2.26m x 2.28m)

The summerhouse, with power connected, offers a charming and versatile space, ideal for a morning coffee or an evening wine. It could just as easily be used as a craft room, home office, or children's play area, providing an additional usable space within this already generous home.



Bathroom



Second Floor Landing



Bedroom 4



Bedroom 5

TENURE

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

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - RATED D

NOTE

Measurements in the bedrooms are the usable space only up to the furniture.

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 Ulyotts 01262 401401
Option 1

Regulated by RICS



Summer House



Garage

The digitally calculated floor area is (141.2 m²). This area may differ from the floor area on the Energy Performance Certificate.



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Approximate total area⁽ⁿ⁾141.2 m²1521 ft²

Reduced headroom

2.9 m²31 ft²

(1) Excluding balconies and terraces.

Reduced headroom

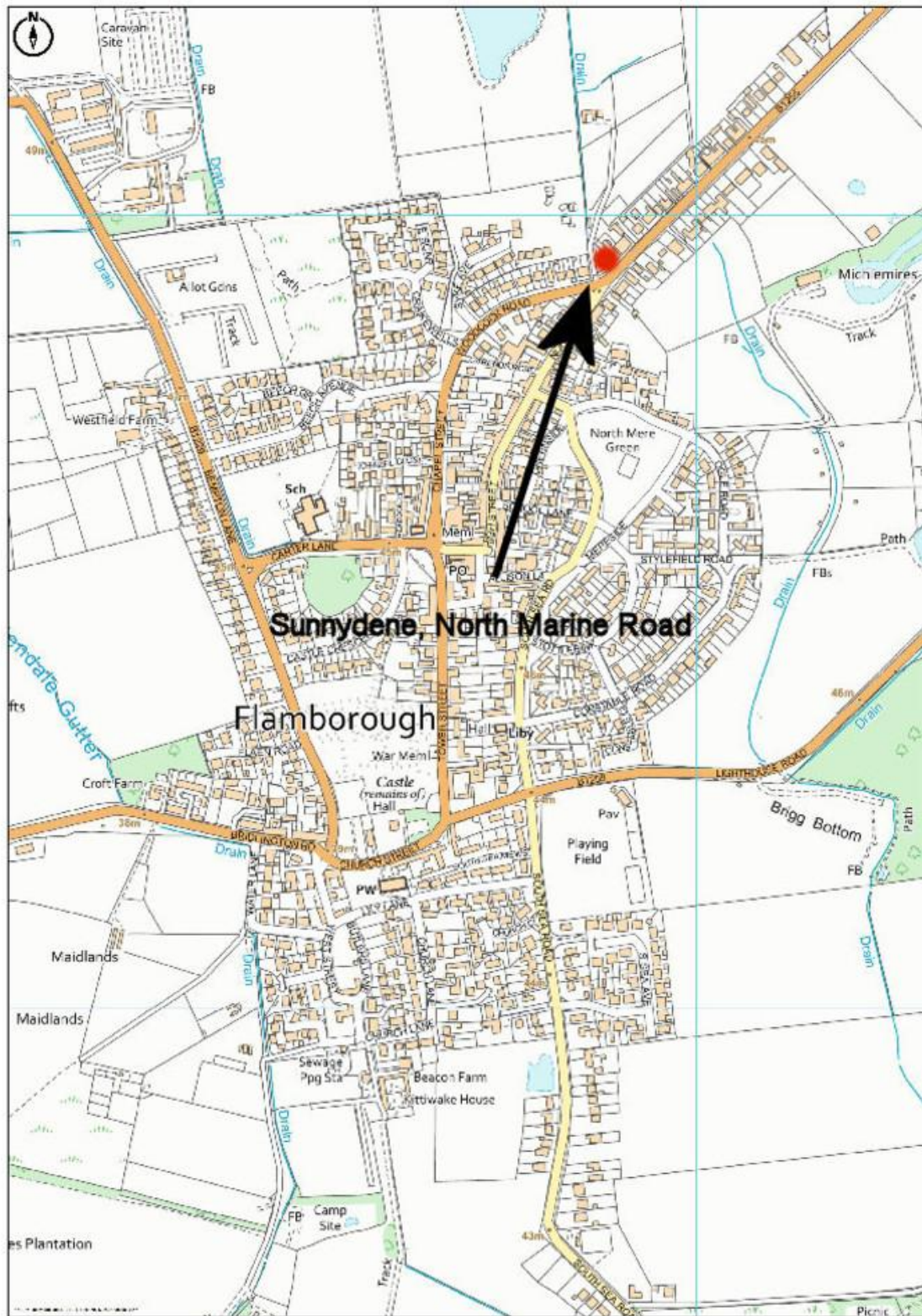
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Rear Elevation



Testimonials

Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.

From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!

▪ Est. 1891 ▪
Ulllyotts
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