



21 Trentham Drive
Bridlington
YO16 6EP

OFFERS OVER

£200,000

3 Bedroom Semi-Detached House



Garden



3



1



1



Garage, Off
Road Parking



Gas Central Heating

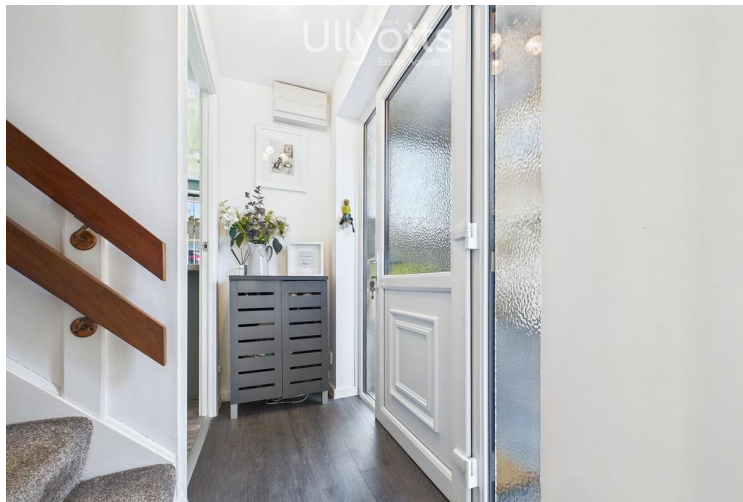
21 Trentham Drive, Bridlington, YO16 6EP

Offered with no onward chain, this immaculately upgraded and beautifully presented home offers stylish living throughout, featuring a modern kitchen, spacious lounge and a bright sunroom with stunning views over the private garden. Upstairs are three bedrooms and a family bathroom, while outside provides ample driveway parking and a garage.

The Trentham Drive area in Bridlington is on the north side of the town in a sought-after location offering excellent amenities and access to highly regarded schools, including Burlington and Martongate Primaries (ages 3-11) and Headlands School (ages 11-18). Nearby, the parade of shops on Marton Road provides a convenience store, fish and chip shop, pharmacy and hairdresser, with an additional convenience store and a play park just around the corner from the property. The

area benefits from a reliable bus route, making it ideal for families and retirees.

Bridlington is a vibrant seaside town on the East Yorkshire coast, perfect for families with its award-winning sandy beaches, a bustling promenade and traditional seaside attractions. The town offers a range of family-friendly activities, including boat trips from the historic harbour, leisure centre and a variety of shops, cafés, and restaurants. Nearby, Sewerby Hall and Gardens, Bridlington Spa and Flamborough Head provide great days out, while excellent schools and community facilities make it a welcoming place to live and raise a family.



Entrance Hall



Lounge



Sun Room



Sun Room

Accommodation

ENTRANCE HALL

7' 2" x 5' 9" (2.20m x 1.76m)

A side UPVC door opens into a welcoming entrance hall, beautifully finished with grey wood-effect flooring and a radiator. Stairs lead to the first-floor landing, with doors providing access to both the lounge and kitchen.

LOUNGE

21' 5" x 14' 3" (6.55m x 4.36m)

The spacious lounge features stylish grey wood-effect laminate flooring and a radiator, complemented by two ceiling light points. An open plan layout leads seamlessly into the sunroom, creating a bright and inviting space perfect for relaxing or entertaining.

SUNROOM

The sunroom is a fabulous, light-filled space with tiled flooring, a skylight, and inset spotlighting. Windows offer delightful views over the private garden and the open grazing field beyond, while French doors provide direct access to the garden. Currently used as a combined sitting and dining area, it's perfect for an additional reception area.

KITCHEN

14' 2" x 10' 4" (4.34m x 3.16m)

Recently fitted, the kitchen features a stylish range of grey shaker-style wall, base and drawer units with matching worktops, splashbacks and wood effect tiled flooring. The worktop slightly overhangs, creating a convenient breakfast bar for casual dining for two. Fitted appliances include a Zanussi electric oven, four-ring gas hob and extractor fan, with additional space for a washing machine and fridge-freezer. A 1½ bowl sink with mixer tap, an understairs storage cupboard, and a serving hatch into the lounge add practicality, while a front-facing window and inset spotlighting ensure the room is bright and well-lit.

FIRST FLOOR LANDING

11' 2" x 6' 0" (3.41m x 1.85m)

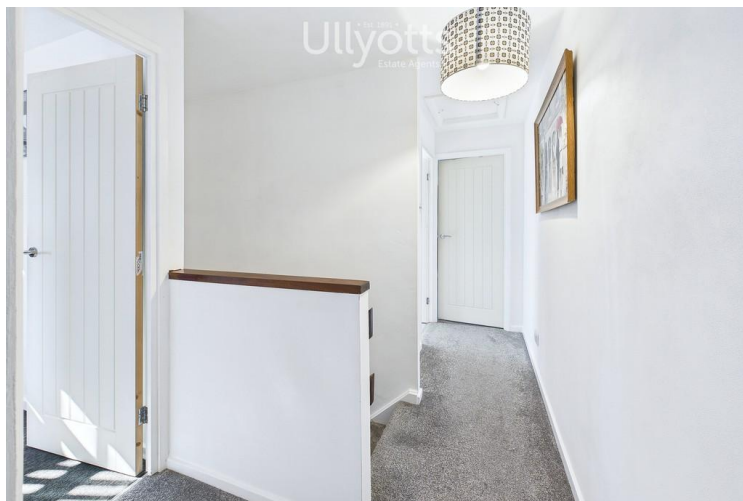
The first floor landing provides access to all three bedrooms, the main family bathroom and a loft hatch.



Kitchen



Kitchen



Hall



Bedroom 1

BEDROOM 1

14' 4" x 9' 7" (4.38m x 2.93m)

The master bedroom is a spacious, rear-facing room with a radiator and enjoys lovely views over the private garden and the grazing field beyond.

BEDROOM 2

8' 2" x 7' 10" (2.50m x 2.40m)

The second bedroom benefits from a window to the front elevation with a radiator.

BEDROOM 3

10' 10" x 5' 10" (3.31m x 1.78m)

The third bedroom is a light and airy room with windows to both the front and side elevations and includes a storage cupboard housing the gas central heating boiler.

BATHROOM

10' 9" x 5' 3" (3.29m x 1.61m)

The family bathroom is fully upgraded and features a side-facing window, tiled flooring and partial wet wall panelling. It is fitted with a wash hand basin, WC and a panelled bath with an overhead shower and glass screen, complemented by a radiator and inset spotlighting.

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.

OUTSIDE

To the front, the property features a lawned garden with colourful shrubs and plants, creating a pleasant frontage. A long-paved driveway runs along the side, leading to the garage and secured by double gates for privacy. At the rear, a paved patio flows onto a lawned garden, enclosed by a fenced boundary and enjoying views over the grazing field beyond.

PARKING/GARAGE

19' 8" x 8' 11" (6.00m x 2.74m)

Ample parking is available to the side of the property on the paved driveway, which also provides access to the garage for an additional parking space. The garage features an up-and-over door and a personnel door to the side, offering direct access to the lawned garden.



Bedroom 2



Bedroom 3



Bathroom



Rear of Property

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 - B

ENERGY PERFORMANCE CERTIFICATE - RATED C

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.

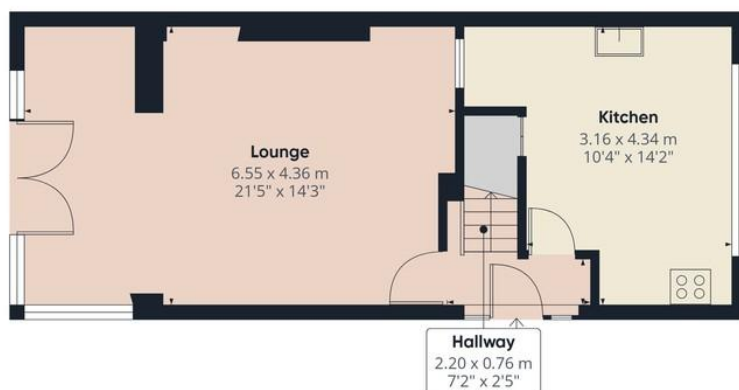
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The digitally calculated floor area is 98 sq m (1,049 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



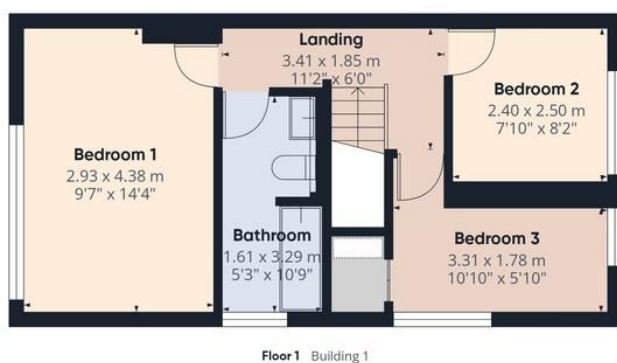
• Est. 1891 •
Ulyotts
Estate Agents

Approximate total area^(b)

97.5 m²

1051 ft²

Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

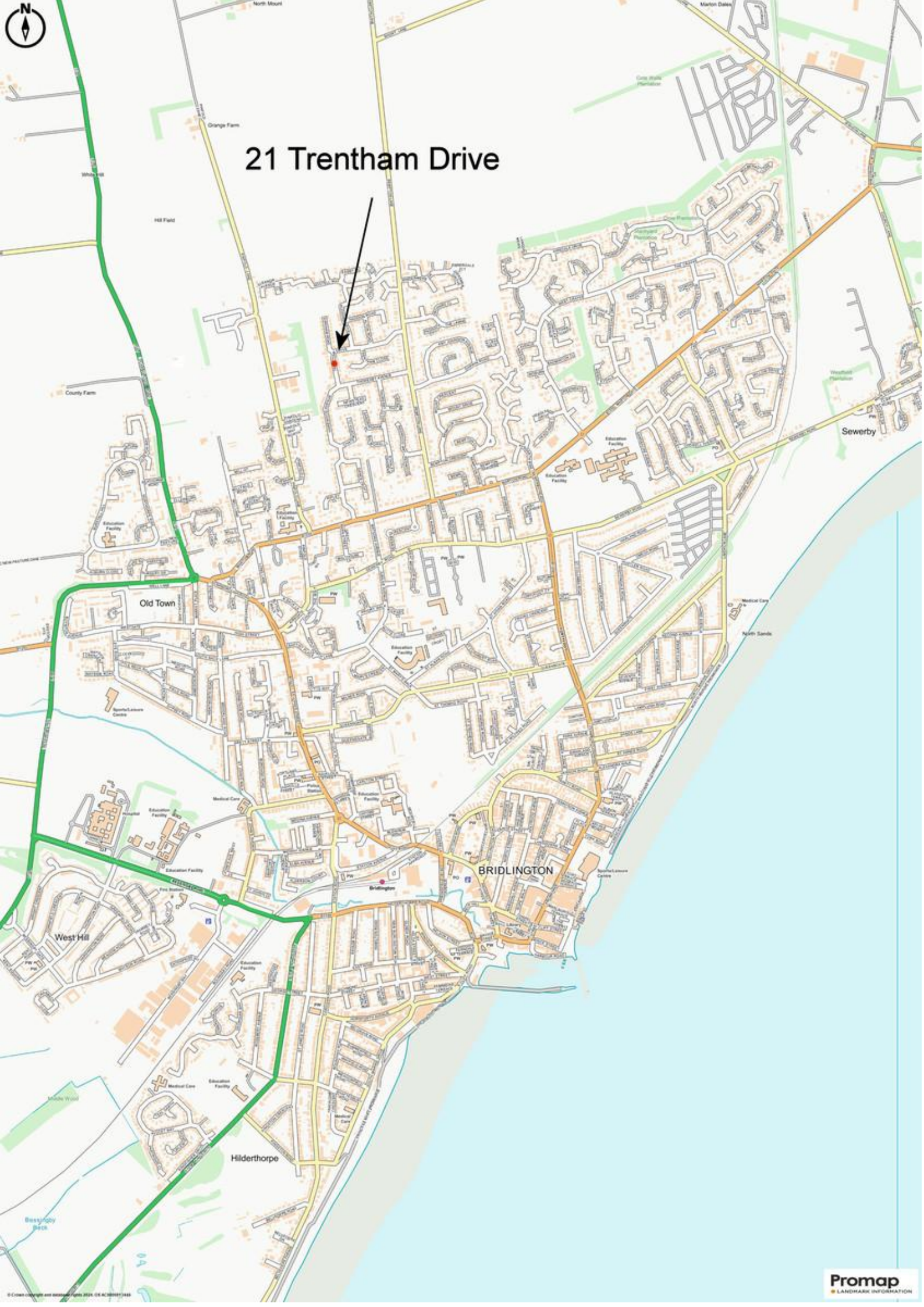
(1) Excluding balconies and terraces

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

GIRAFFE360



21 Trentham Drive



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