



14 Avocet Way
Bridlington

YO15 3NT

ASKING PRICE OF

£360,000

3 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Summer House



Garage,
Double Garage



Gas Central Heating

14 Avocet Way, Bridlington, YO15 3NT

This exceptional detached bungalow is situated on a generously sized plot and has been maintained in immaculate condition. The property boasts a spacious layout, featuring a large lounge with a raised dining area which is perfect for entertaining, a kitchen with adjoining utility area, three bedrooms, one with ensuite and a main family bathroom which are both sleek and modern. Beautifully presented gardens, off street parking for multiple vehicles and a double garage.

The property is very handily positioned in this popular south side residential area formed by Messrs Barratt Construction. The property is situated just off Kingsgate which is only a 10 minute walk away to the Southside seafront.

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.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and Hull to the south, together with some villages. Bus services are available within the town and to other areas.



Hall



Lounge



Lounge



Raised Dining Area

Accommodation

ENTRANCE HALL

7' 2" x 6' 8" (2.187m x 2.037m)

Entrance is via a uPVC door into the front porch with window to side elevation, wall lighting, power and door into main entrance hall. With tiled flooring, radiator with display shelf over, coat hanging storage with sliding mirrored doors and double doors into:

LOUNGE DINER

26' 10" x 15' 1" (8.180m x 4.616m)

The large lounge is an inviting space, featuring a window to the front elevation, gas fire with marble hearth and feature surround, laminate flooring, coving, two radiators and decorative wall lighting. A raised dining area which is a perfect space for dining and entertaining, with French doors on to the garden to the side of the property offering seamless indoor-outdoor living and floor to ceiling decorative glass panelling.

KITCHEN / UTILITY

15' 11" x 8' 6" (4.875m x 2.616m)

With a range of wall and base units with worktop over, neutral brick style tiled splash back, 1 1/2 bowl Astrite sink with mixer tap over, two windows to the side elevation and uPVC door onto the patio area. Cream Smeg eye level over and grill, Cream Smeg four ring gas hob with built in extractor fan, built in under counter fridge and dishwasher.

Archway to the utility area with a range of wall base and display units with worktop over, wine rack, space and plumbing for a washing machine and under counter freezer and window to the side elevation.

HALL TO BEDROOMS

15' 5" x 3' 2" (4.717m x 0.976m)

An inner hallway which offers access to the bedrooms and bathroom with laminate flooring following through from the lounge and loft hatch which offers access to a boarded loft space.

BEDROOM 1

12' 5" x 12' 3" (3.808m x 3.751m)

A good sized master bedroom with French doors onto the garden, built in wardrobe and bedside drawer storage, laminate flooring, coving and radiator with display shelf over and door to:

ENSUITE

9' 4" x 5' 1" (2.870m x 1.557m)

An absolutely immaculate ensuite that benefits from fully tiled walls and flooring, a white gloss vanity unit with wash hand basin and WC, double shower with glass screen and



Kitchen



Kitchen Utility



Bedroom 1



Ensuite

thermostatic shower over. Wall mount light up mirror, extractor fan and heated towel ladder. Window to the side elevation.

BEDROOM 2

11' 3" x 9' 1" (3.449m x 2.780m)

With laminate flooring, built in wardrobe and overhead storage with reading light, built in vanity table with mirror and drawers, window to rear elevation and radiator with display shelf over.

BEDROOM 3

9' 0" x 7' 9" (2.768m x 2.377m)

With built in wardrobe storage and vanity area with drawers, two slim windows to the side elevation and radiator.

BATHROOM

9' 4" x 6' 9" (2.862m x 2.073m)

A beautifully presented bathroom with tiled walls and floor, corner jet bath, WC, vanity unit with free standing wash hand basin and mixer tap, wall mount light up mirror, extractor fan and heated towel ladder.

GARAGE

16' 10" x 16' 9" (5.138m x 5.128m)

A double garage with two up and over doors. Window to the side elevation, power and light connected, loft access, wall mount ideal gas central heating boiler and uPVC personnel door to rear. The above is an internal measurement.

OUTSIDE

The property is set on a large plot and benefits from beautifully manicured gardens to the front and rear. Down the side of the property is a patio area with greenhouse and paved pathway around to the rear garden which benefits from a lawned area with shrub boarder and gravelled pathway to a raised decking area with posts and ropes barrier and access to the summer house with is perfect for the summer and winter months and benefits from power and light. Along the paved pathway is another secret east facing area with brick planters, wood swing and lawned area with a walled boundary and colourful shrubs and plants.

To the front of the property is a large paved driveway which offers parking for multiple vehicles and offers access to the double garage. A gate offers access down the side of the property to the garden. There is an additional wedge of lawn with colourful shrub, plants and trees.

PROBATE

Please note, probate has been applied for but has not yet been granted.

TENURE

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



Bedroom 2



Bedroom 3



Family Bathroom



Family Bathroom

COUNCIL TAX BAND

Rated D.

ENERGY PERFORMANCE CERTIFICATE

Rated D.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 100 square metres.

SERVICES

All mains services connected.

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.

Floor plans are for illustrative purposes only

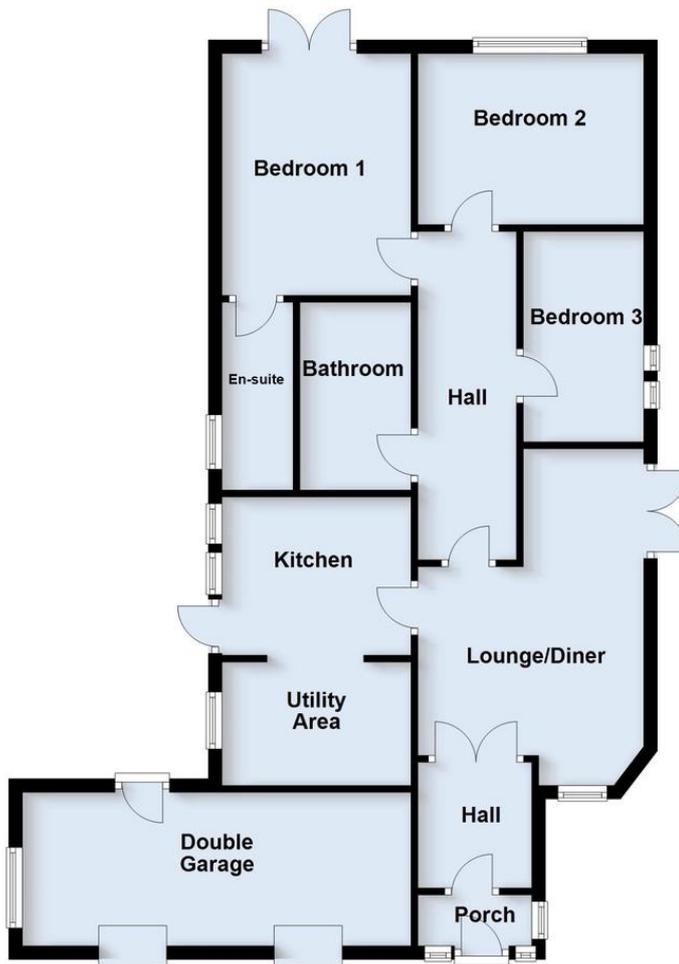
VIEWING

Strictly by appointment (01262) 401401

Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),
is approximately 100 sq m



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