



Plot 17 Belvedere Parade, Bridlington, YO15 3LZ

£645,000









# Plot 17 Belvedere Parade

Bridlington, YO15 3LZ

- LAST 2 REMAINING NEW BUILD HOMES
- EXECUTIVE COASTAL LIVING
- OPEN PLAN SPACES
- FOUR BATHROOMS + W.C.
- SOUTH BEACH SETTING
- STRIKING DESIGN
- READY FOR IMMEDIATE LIVING
- FIVE DOUBLE BEDROOMS
- CUL-DE-SAC ENVIRONMENT
- DOUBLE DRIVEWAY AND GARAGE

FINAL NEW BUILD HOMES REMAINING.

Forming part of an executive, detached street scene, off the well-regarded setting of South Beach, Bridlington are the final two remaining coastal homes.

Offering a striking external design, the homes are the true embodiment of modern coastal living, all within an exclusive cul-de-sac setting.

Presented to the market having recently been completed with an emphasis on modern open plan living spaces, the dwellings offer attention to detail evident throughout with up to 5 bedrooms of versatile living and offering immediate family living for those who place lifestyle high on the agenda.

The immaculately appointed living space comprises; Open plan reception hallway with oak balustraded staircase, Fully open plan Dayroom/Dining Room and Kitchen area, Utility Room, Cloakroom W.C. and Formal Reception Lounge. A flexible ground floor Guest bedroom with Ensuite also features.

To the first floor level 4 bedrooms are present with a Principal Suite and Guest Bedroom with En-suite provision and two further Bedrooms and Family Bathroom.

Well-manicured gardens offer golf course views within a private plot environment.

£645,000



## GROUND FLOOR

### STORM PORCH

#### RECEPTION HALLWAY

22'0" x 8'6" (6.72 x 2.60)

A welcoming entrance to this immaculately presented new build home, with staircase approach leading to first floor level with oak balustrade and staircase, Karndean flooring throughout, with access provided to ground floor reception spaces.

#### W.C

With concealed cistern low flush w.c, pedestal basin in immaculate white finish, heated towel rail.

#### OPEN PLAN DAY ROOM / KITCHEN

27'11" x 16'7" (8.52 x 5.07)

(at longest and widest point)

With uPVC double glazed window to the immediate front outlook, folding doors to the rear patio terrace with Karndean flooring throughout, immaculately appointed with a range of midnight blue wall and base units with contrasting quartz work surfaces over, kitchen island, incorporating oversize 5-ring induction hob with wall mounted extractor canopy, 1&1/2 bowl sink and drainer with feature mixer tap, integrated dishwasher, mid-level twin ovens, inset spotlights to ceiling, separate full height fridge and freezer, being open plan to an informal reception space and boasting excellent levels of natural daylight. Access provided to...

#### UTILITY ROOM

5'4" x 5'6" (1.65 x 1.69)

With Karndean flooring, uPVC window, wall and base units with inset sink and drainer, integrated washing machine and door to rear.

#### RECEPTION LOUNGE

17'3" x 12'10" (5.26 x 3.93)

With Karndean flooring, uPVC double glazed window, boasting excellent proportions, with full outlook over frontage.



#### **GROUND FLOOR BEDROOM**

18'6" x 9'3" (5.64 x 2.83)

With uPVC double glazed window to rear, a versatile room that has potential to be used as an additional reception space, study, or alternatively large guest bedroom. Leads to...

#### **EN SUITE SHOWER ROOM**

With self-contained shower cubicle, neutral tiling to splashbacks, Karndean flooring, low flush w.c and pedestal wash hand basin.

#### **FIRST FLOOR**

#### **LANDING**

25'8" x 12'1" (7.83 x 3.70)

With balustraded staircase with oak handrail, providing access to four double bedrooms, with two deep storage cupboards offering generous storage provision.

#### **PRINCIPAL BEDROOM**

15'6" x 12'10" (4.74 x 3.92)

With uPVC double glazed window to the rear outlook, of double bedroom proportions with ample space for freestanding bedroom furniture. Leads to...

#### **EN SUITE SHOWER ROOM**

11'3" x 4'1" (3.45 x 1.25)

With double shower enclosure, pedestal wash hand basin, concealed cistern low flush w.c, neutral tiling to splashbacks, heated towel rail, Karndean flooring, inset spotlights to ceiling.

#### **BEDROOM TWO**

13'0" x 11'9" (3.97 x 3.59)

With uPVC double glazed window to front outlook, of double bedroom proportions with space for freestanding bedroom furniture.

#### **EN SUITE SHOWER ROOM**

Concealed cistern low flush w.c, pedestal wash hand basin, self-contained shower cubicle, neutral tiling to splashbacks, heated towel rail, uPVC privacy window.

#### **BEDROOM THREE**

17'6" x 11'5" (5.34 x 3.50)

With uPVC double glazed window to the frontage with full golf course views.

#### **BEDROOM FOUR**

12'11" x 9'3" (3.94 x 2.83)

With uPVC double glazed window to the rear and of double bedroom proportions.

#### **HOUSE BATHROOM**

10'9" x 7'10" (3.29 x 2.40)

Smartly appointed, incorporating white sanitaryware of panelled bath, double width shower cubicle with wall mounted head and console, inset basin to vanity unit, low flush w.c, uPVC privacy window to rear, heated towel rail, inset spotlights to ceiling.

#### **OUTSIDE**

Belvedere Parade itself remains conveniently positioned in the South Beach area of Bridlington, being a stones throw from unrivalled beach walks with full beach and sea views to the front of the development.

The self-contained environment boasts a number of executive style detached coastal properties, all of striking external contemporary design with the subject dwellings being the last opportunities to purchase on the development and situated towards the end of a cul-de-sac position.

Both properties benefit from double width driveways with detached garaging (6.12m x 5.89m) with electronically operated doors and with full power and lighting.

Front porches feature providing access to the property, with wall mounted spotlights. A block paved pathway features to the front, with boarded fencing to perimeter boundaries. A secure access gate leads to private rear gardens, in close proximity to the golf course, with patio terrace extending from the building footprint and laid to lawn grass also. External tap and light points.

#### **AGENTS NOTE**

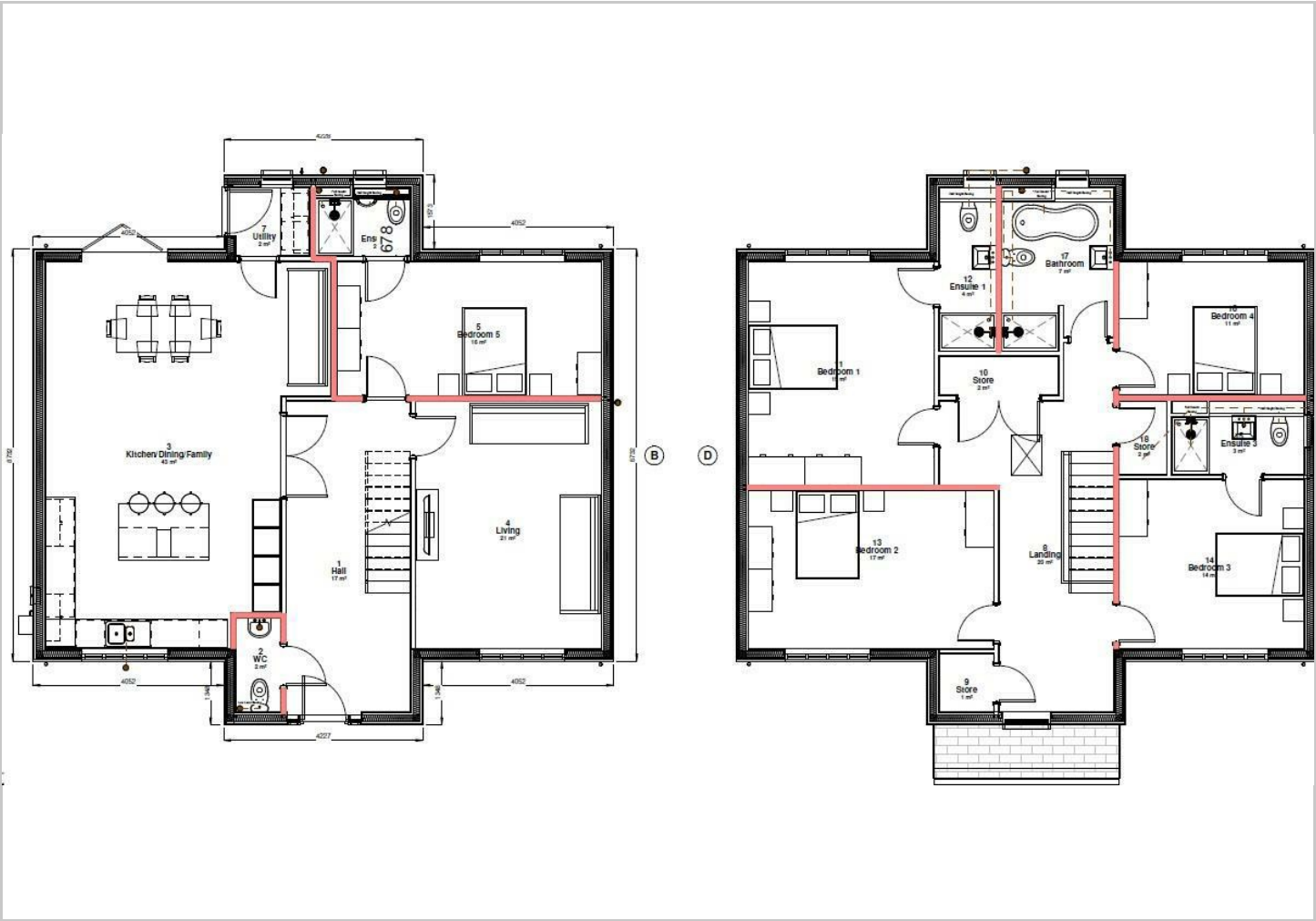
The property comes fully completed and ready for immediate occupation, being of timber framed construction with clad exterior and given the generous sizing and high specification comes recommended for viewing via the sole selling agent Stanford Grays.







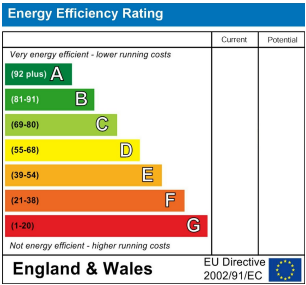
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.