



Wrangham Drive, Hunmanby, Filey

Detached Dormer Bungalow | Village Location | Immaculately Presented | Gardens | Garage | EPC Rating: C

Asking Price: **£335,000**



Wrangham Drive, Hunmanby, Filey

DESCRIPTION

This immaculate detached dormer bungalow is located in the popular village of Hunmanby only a short walk from the various local amenities. This property has been transformed over the years providing spacious and delightful accommodation which briefly comprises lounge, kitchen, two bedrooms, bathroom and conservatory to the ground floor, with bedroom to the first floor. To the outside there are gardens to the front and rear of the property with garage and ample off road parking. This home would suit a multitude of buyers so contact us today to arrange your accompanied viewing.



ENTRANCE HALL

UPVC front door, coving, laminated laid wood style floor, radiator, power points, telephone point and stairs to the first floor landing.

LOUNGE

4.34m x 3.78m

UPVC double glazed bay window to the front aspect, coving, radiator, electric feature fireplace with Dimplex wood effect stove, power points and TV point.

KITCHEN

3.81m x 3.25m

UPVC double glazed sliding patio doors, coving, laminated wood style floor, period style radiator and a range of wall and base units with solid work surfaces, 'Franke' stainless steel sink and drainer unit with matching mixer tap, integrated fridge, integrated freezer, integrated washer, built in electric double oven, gas hob, 'Franke' extractor hood and power points.

CONSERVATORY

3.89m x 3.45m

UPVC double glazed patio doors to the rear, UPVC double glazed windows to the side and rear aspects, radiator, laminated wood style flooring and power points.

BEDROOM 1

3.2m x 2.92m

Velux window to the rear aspect, eaves storage, radiator and power points.

BEDROOM 2

3.78m x 3m

UPVC double glazed window to the front aspect, coving, fitted wardrobes with sliding doors, radiator and power points.

BEDROOM 3

3.35m x 3.05m

UPVC double glazed window to the rear aspect, coving, radiator and power points.

BATHROOM

2.39m x 2.26m

UPVC double glazed opaque window to the rear aspect, radiator, laminated laid wood style floor and three piece bathroom suite

comprising panel enclosed bath with mixer taps and drench shower over, low flush wc and wash hand basin with vanity unit and extractor fan.

FIRST FLOOR LANDING

Velux window to the side aspect, airing cupboard, eaves storage and power points.

FRONT GARDEN

Low maintenance gravelled garden with mature plant and shrubs.

REAR GARDEN

Large plot, mainly laid to lawn with mature plant and shrub borders, decked patio area, paved patio area, outside tap, gated side entrance and double gates to the rear.

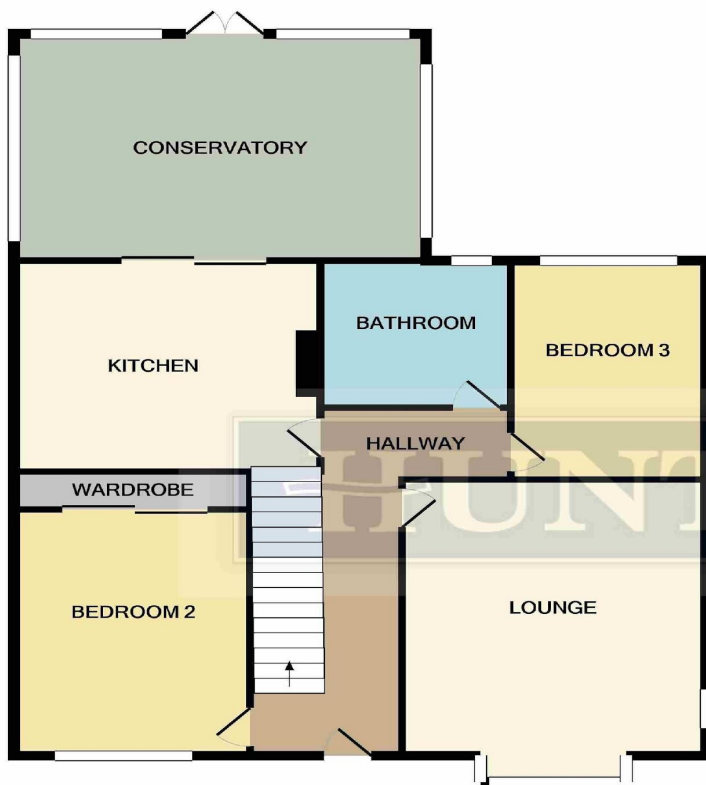
GARAGE

With wooden open outdoors, power and lighting.

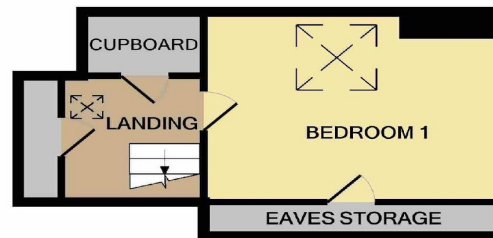
PARKING

Parking space on the drive for upto two vehicles.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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OPENING HOURS

Mondy to Friday 9-5.30pm, Saturday
9-4pm



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