



22 Fir Tree Drive, , Filey, YO14 9EL

£385,000

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This fully renovated three bedroom detached bungalow with finishes completed in 2022, is a modern oasis nestled within a serene neighborhood and is a very unique opportunity offered to the market. Boasting a fresh contemporary design, it seamlessly blends comfort, functionality, and sustainability.

The bungalow's exterior flaunts a sleek yet inviting appearance. A front extension enhances its kerb appeal and the driveway features car charging facilities, showcasing the home's commitment to eco-friendly living. Lush landscaping surrounds the property, adding to its charm and creating a tranquil outdoor ambiance.

Inside, you are greeted by an expansive open plan living area that exudes warmth and sophistication. Sliding patio doors flood the space with natural light, while plush flooring and neutral tones create an inviting atmosphere. The living area seamlessly transitions into the kitchen, fostering a sense of connectivity and fluidity. The kitchen is a chef's dream, featuring state of the art appliances, sleek cabinetry, and ample countertop space comprising integral gas hob, steam fan oven, fridge freezer, washing machine, dishwasher and wine cooler plus under cabinet lighting and different lighting levels to both the kitchen and open plan diner. High-end fixtures and finishes add a touch of luxury, while practical design elements ensure functionality and efficiency.

The bungalow boasts three generously sized bedrooms, each offering a tranquil retreat for relaxation and rejuvenation with each also providing a built in wardrobe. These bedrooms share access to a well appointed bathroom, equipped with a walk in shower, low level WC and vanity unit. The bungalow also provides an additional separate WC and storage cupboard.

Everything internally has been recently fitted ensuring peace of mind for any new owner.

We believe the property to be freehold and are not aware of any restrictions.

The rear garden is a highlight of the property, offering a private outdoor oasis for relaxation and recreation. It features a spacious patio area, perfect for al fresco dining and entertaining and an artificial lawn provides a low maintenance space. A separate log cabin designed office/games room with separate bar and social areas, all with electric, adds an extra dimension to the property, providing a versatile space for various activities. Whether it's a games night with friends or a quiet retreat for hobbies, this additional space enhances the lifestyle options the property offers.

Overall, this renovated bungalow embodies modern living at its finest, combining timeless design with contemporary conveniences. From its stylish interior to its eco-conscious features, it offers a harmonious balance of comfort, functionality, and sustainability for its fortunate residents.

The property also has the option for the successful and accomplished trading and registered business for sale, encompassing complete internal and external fitout and the benefit of all future bookings through 2024 to 2025. Past trading and business performance figures available upon request.







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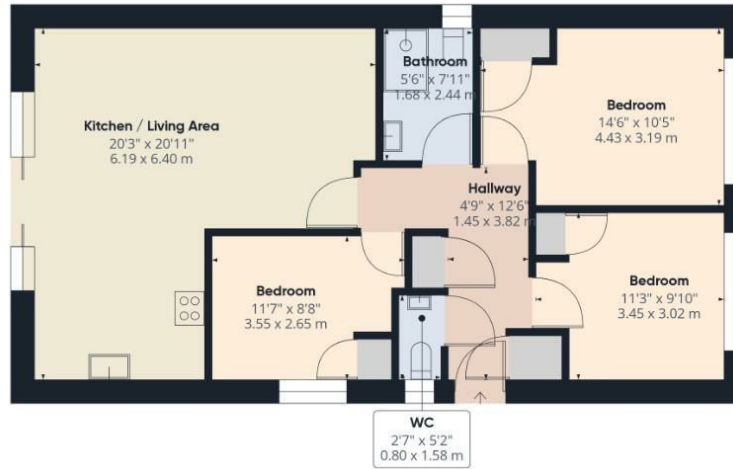


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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor Building 1



Ground Floor Building 2

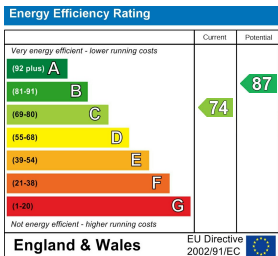


Approximate total area<sup>(1)</sup>  
1021.82 ft<sup>2</sup>  
94.93 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters Filey -  
01723 338958 <https://www.hunters.com>







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