



**Coxswain Close, Filey, YO14 0AD**

**Guide Price £350,000**

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Nestled in the picturesque seaside town of Filey, this stunning detached bungalow stands as a testament to modern coastal living. Designed with meticulous attention to detail, this residence exudes charm both inside and out, offering the epitome of comfortable, yet elegant living. Conveniently located, you are close to the towns amenities and transport links and is sold with no onward chain!

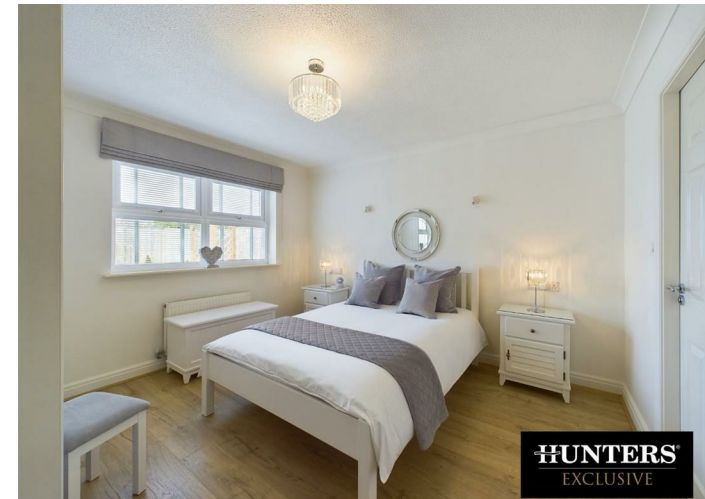
As you approach, the bungalow welcomes you with its immaculately landscaped front garden. Stepping through the front door, you're greeted by a spacious and airy interior flooded with natural light.

This property offers a spacious living room with dual aspect windows and a feature fireplace, alongside an inviting dining room which opens into a generously sized sun room, perfect for entertaining with loved ones. Not to mention the modern kitchen which offers a gas hob, oven and ample storage space. There is also the benefit of a utility room with a door providing access to the garden.

The bungalow boasts two generously sized bedrooms, each offering a serene sanctuary for rest and relaxation. The master bedroom features an en-suite bathroom, complete with a shower unit, while the second bedroom is conveniently located near the main bathroom, ensuring comfort and convenience for guests.

Outside, the property continues to impress with its meticulously landscaped gardens and outdoor living spaces. A detached garage provides ample storage along with power and lighting, while the two paved patio areas offer the perfect spot for al fresco dining or soaking up the sun under the pergola. This property also benefits from a driveway for a couple of vehicles and an EV charger point which was installed in 2023.

From its stylish interior to its idyllic coastal setting, this detached bungalow in Filey is truly a dream home for those seeking the perfect blend of luxury and seaside serenity. We are sure this property won't be available for long, so contact us now to avoid missing out







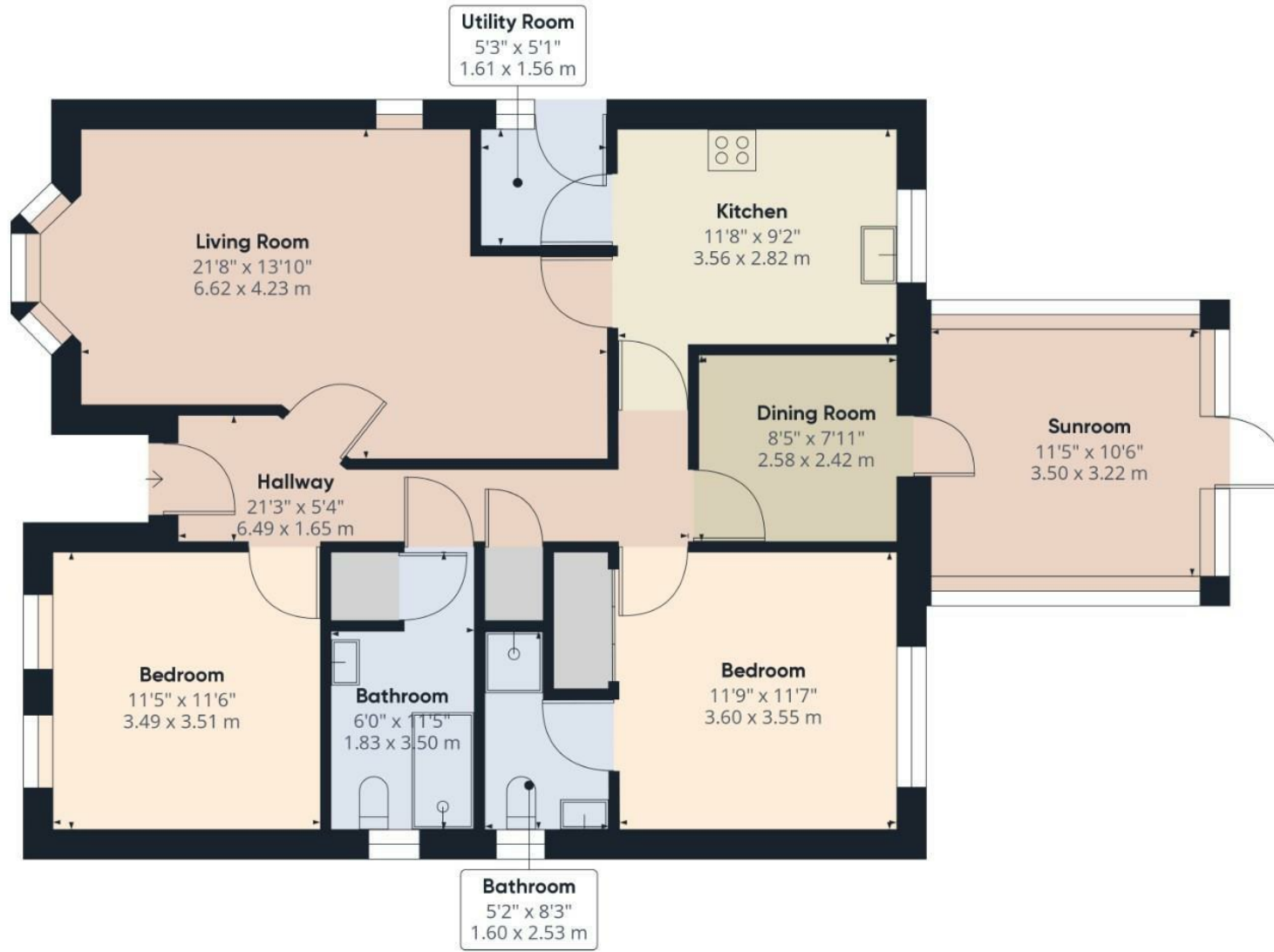


| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>84</b> |
| (81-91) <b>B</b>                            |  | <b>72</b>               |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

**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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Approximate total area<sup>(1)</sup>  
1113.75 ft<sup>2</sup>  
103.47 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  
01723 338958 | Website: [www.hunters.com](http://www.hunters.com)



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