



Sands Road, Hunmanby Gap, Filey

YO14 9QW

Offers Over £550,000



HUNTERS[®]
EXCLUSIVE

Sands Road, Hunmanby Gap, Filey

DESCRIPTION

Hunters are pleased to present this stunning three/four bedroom detached dormer bungalow which has been thoughtfully extended and renovated by the current owners and is offered with NO ONWARD CHAIN. Bermuda sits on an enviable plot on Sands Road which is just a stones throw away from the beautiful beach at Hunmanby Gap. This location is extremely desirable due to both it's tranquility and proximity to neighbouring towns and villages such as Filey, Scarborough and Bridlington.

Bermuda benefits from extended off road parking with two block-paved driveways, remote controlled electric gates and EV charger to the front. As you enter into the property, you are greeted by a spacious entrance hall with composite front door. The entrance hall has a lantern providing natural light and provides access to a convenient downstairs cloakroom / utility room which offers plumbing for a washing machine and tumble dryer. From here, you enter into an incredible open plan kitchen / dining area which is perfect for meals with the family or entertaining friends. This modern kitchen has been finished to a high specification with quartz worktops and integrated appliances such as a fridge/freezer, wine cooler, dishwasher, double oven and a five ring hob. If this wasn't enough, there is also undercounter lighting which enhances the brushed copper finish, a large lantern above the centre island which fills this room with natural light, bi-fold doors opening onto the luxury sun terrace and a large picture window with stunning field views to the rear benefitting from a security shutter. The living room boasts a front aspect bay window and a feature wood burning stove with oak effect plynth above. This space is cosy yet spacious and is a truly inviting space for relaxing with loved ones.

The ground floor also provides three well-appointed bedrooms, one of which offers patio doors out to the rear garden. One of the bedrooms is currently used as a home office which really shows the versatility that this home provides. There is a beautifully presented downstairs bathroom with underfloor heating, wet-room style shower, freestanding bath and a combination vanity unit for the WC and sink.

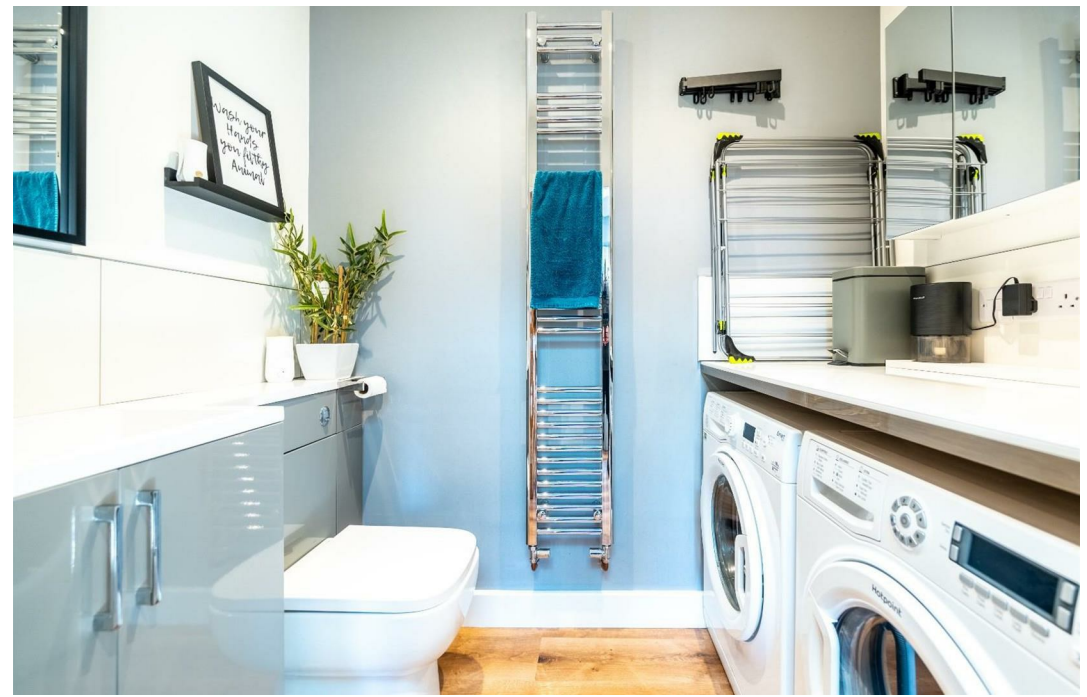
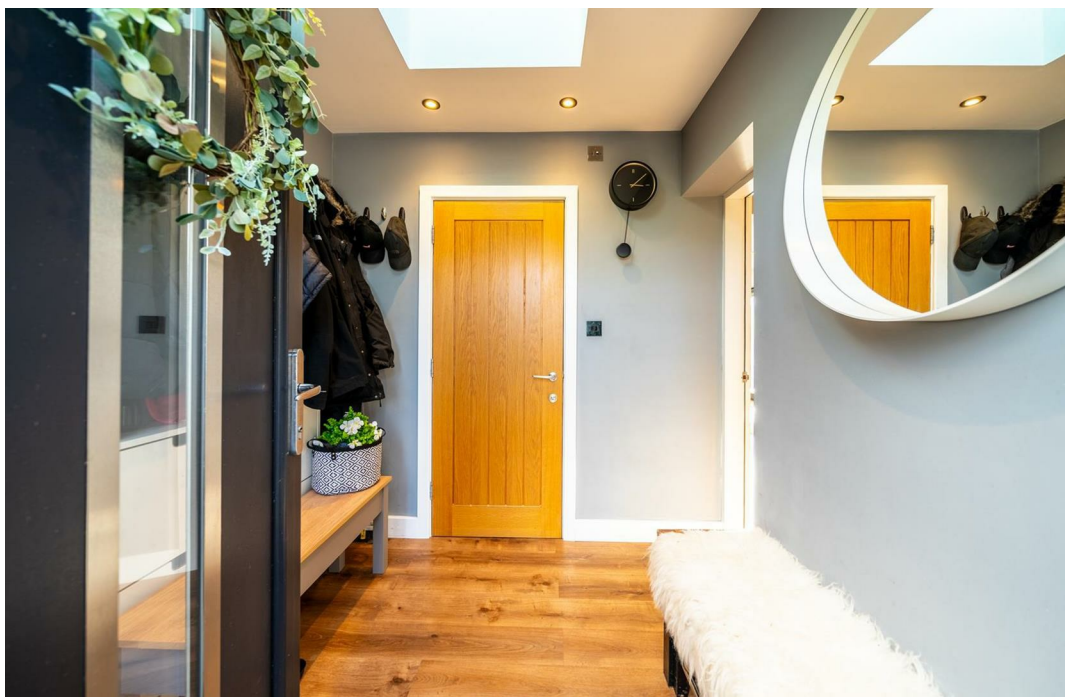
To the first floor is the principle suite which benefits from Sharps fitted wardrobes and breathtaking views of Filey Bay to the front. There are French doors which open onto your own private balcony with rolling countryside views which creates a perfect place for alfresco dining. On the other side of the landing offers a well-appointed and modern shower room featuring a fantastic steam room.

Bermuda provides a number of additional storage cupboards throughout the property so you are not short of space, along with gas central heating (via bottled gas) and double glazing.

Externally, Bermuda boasts a south-facing sun terrace which benefits from the breathtaking open field views. There are porcelain tiles providing a base for outdoor seating, along with a large feature fishpond, outdoor sockets, CCTV system and cupboard featuring a dog shower and tap. The garden flows around the side of the property which offers artificial turf and gated access to the front.

This home has been extensively renovated to an impeccable standard by the current owners, and we would highly encourage an internal viewing to appreciate all this property has to offer.







Ground Floor



Floor 1

HUNTERS®

Approximate total area⁽¹⁾

1369.37 ft²

127.22 m²

Reduced headroom

413.87 ft²

3.57 m²

(1) Excluding balconies and terraces

Reduced headroom

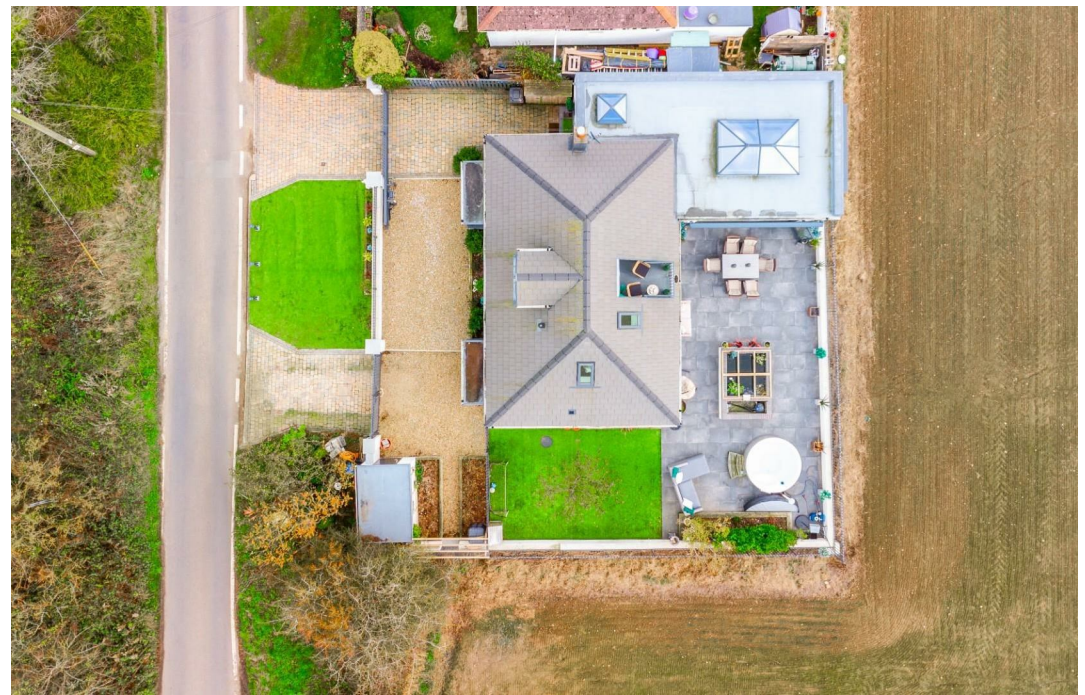
..... Below 5 ft/1.5 m

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

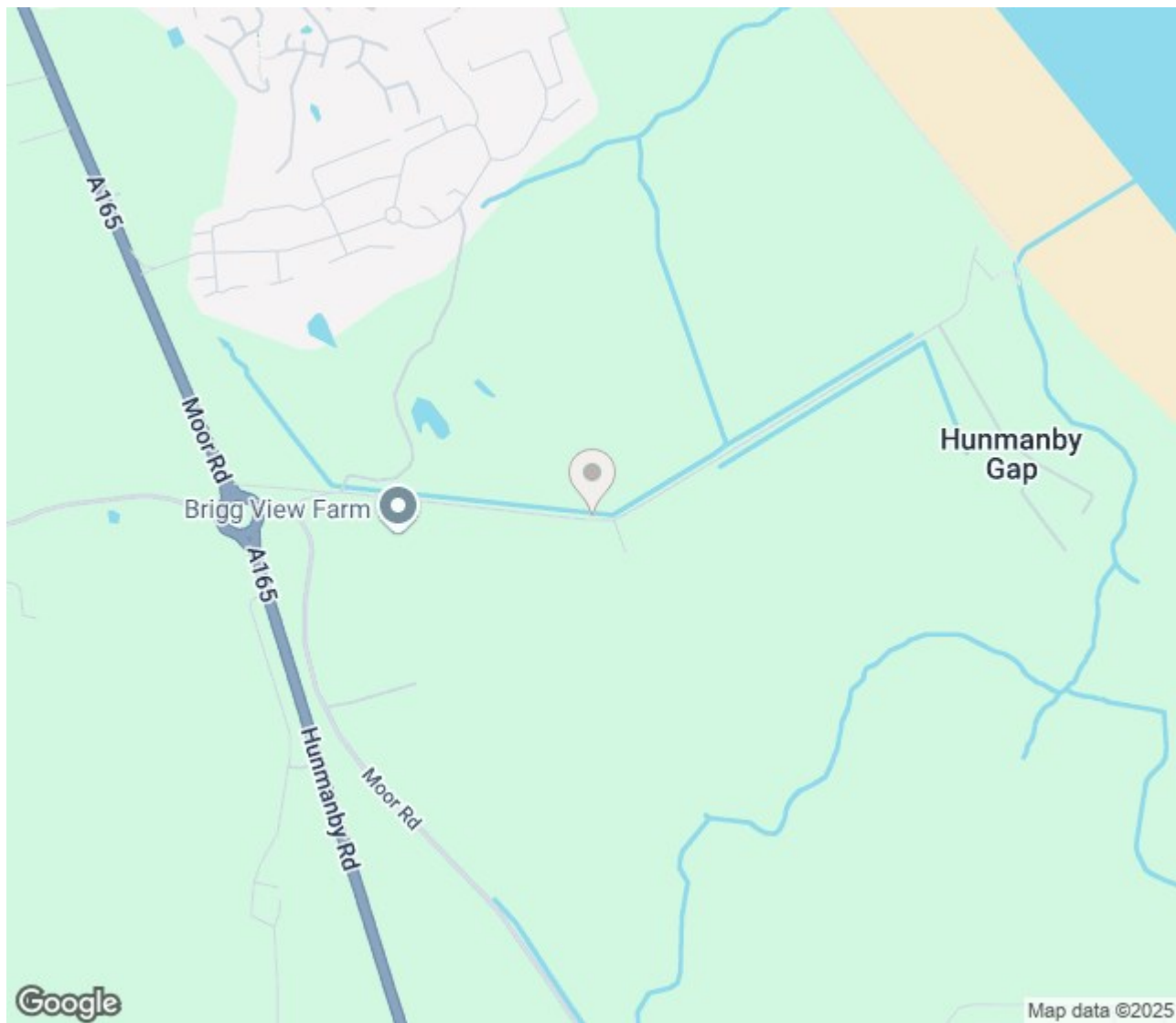
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

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.

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