



37 Flamborough Road , YO15 2JH

Offers Around £450,000



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, Bridlington, YO15 2JH

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Boutique Property Shop are thrilled to bring to the market this truly spectacular four bedroom, three bathroom, family home, conveniently located a short walk away from the town centre, yet is just a stones throw away from the magnificent Bridlington North beach. This luxurious and characterful property is arranged over three floors. Downstairs boasts a beautifully presented open plan kitchen / diner and living area that oozes style and ambience. This spacious, light and airy configuration really is the perfect place to entertain guests. Bi-fold doors lead out into the immaculately presented and family friendly secure garden. This grand family home retains a wealth of original features whilst benefiting from recent and modern upgrades. This absolute gem of a property is an opportunity not to be missed.

- An exceptional four bedroom detached family home
- Magnificent open plan kitchen diner with Bi-Fold doors
- A lovely manageable enclosed lawned garden
- Sea views and a short walk to the town centre
- Arranged over three floors
- NO ONWARD CHAIN
- En-suite to the master bedroom
- Double garage with off-street parking
- Council Tax Band E

Entrance Hall

Coving to the ceiling, radiator, tiled flooring, cupboard downstairs, original front door and window to the front aspect.

Sitting Room

19'10 into bay x 14'8 (6.05m into bay x 4.47m)

UPVC bay window to the front aspect, coving to the ceiling, radiator, feature fireplace and TV point.

Second Reception Room

19'9 into bay x 13'9 plus recess (6.02m into bay x 4.19m plus recess)

UPVC bay window to the the rear aspect, coving to the ceiling, radiator, log burner, wooden flooring and telephone point.

Kitchen/Diner/Snug

21'7 x 13'8 plus 18'10 x 14'7 max (6.58m x 4.17m plus 5.74m x 4.45m max)

Contemporary wall and base unit with roll top work surfaces, tiled flooring with underfloor heating, built in dishwasher, sink and drainer unit, double 'Neff' oven, integrated microwave, induction hob, AEG extractor hood, four Velux windows to the rear and full bi-folding doors leadig out onto the harden. Space for an American fridge freezer and an Alexa touch pad lighting system.

Utility Room

11'10 to bck of cupboards x 9'4 (3.61m to bck of cupboards x 2.84m)

Double glazed UPVC French doors to the side aspect, wall and base units, built in cupboard, plumbing for a washing machine, tiled flooring with underfloor heating and space for a tumble dryer.

Downstairs Shower Room

11'8 x 3'3 (3.56m x 0.99m)

Walk in shower with rainfall shower head, feature and body jets, tiled flooring with underfloor heating, heated ladder radiator, low flush WC, vanity hand basin and extractor fan.

First Floor Landing

Window to the front aspect, original stained glass window to the side aspect, coving to the ceiling and radiator.

Master Bedroom

19'6 into bay x 12'9 to front of wardrobes (5.94m into bay x 3.89m to front of wardrobes)

UPVC bay window to the front aspect with views of the sea, coving to the ceiling, radiator, built in wardrobes and TV point.

En-Suite

12'3 x 11'6 plus recess (3.73m x 3.51m plus recess)

Opaque UPVC window to the rear aspect, radiator, fully tiled shower cubicle, corner bath with mixer tap, low flush WC, vanity wash basin unit, part tiled walls and lino flooring.

Bedroom Two

14'9 x 13'9 (4.50m x 4.19m)

Two UPVC windows to side and rear aspect and TV point

Family Bathroom

8'3 x 6'2 (2.51m x 1.88m)

Opaque window to the rear aspect, coving to the ceiling, radiator, enclosed bath with mixer tap and shower attachment, pedestal wash basin, storage cupboard and lino flooring.

Separate WC

6 x 3'1 (1.83m x 0.94m)

Original window to the front aspect, wash basin and low flush WC.

Second Floor Landing

UPVC window to the front aspect, radiator and three Velux windows.

Bedroom Three

16 max x 14'9 (4.88m max x 4.50m)

UPVC bay window to the side aspect, radiator, Alexa touch pad light switch and TV point.

Bedroom Four

13'8 x 12'6 (4.17m x 3.81m)

UPVC window to the front aspect overlooking the sea, built in wardrobes and original feature fireplace.

Exterior

Part lawned garden to the side, front and rear with a patio area, outside tap, rear entrance, shrub borders and plants. Fully secure, enclosed by a brick wall and fencing with side access gate which leads out to the double garage and parking area.

Double Garage

30'9 x 16'7 (9.37m x 5.05m)

Double garage with electric shutter doors which has power and lighting.

Bridlington

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front promenades which stretch for many miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.



