



**Marton Corner Jewison Lane**  
**Bridlington, YO15 1DX**  
**Asking price £595,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

NANNA  
8th October 1939  
14th October 2022  
"Even Deeper Loving"



An IMPOSING DETACHED RESIDENCE situated on the outskirts of Sewerby, offering family sized accommodation, privacy, parking and open countryside views. This LUXURIOUS STATEMENT home is positioned on the corner of Sheeprake Lane and Jewison Lane, between, Flamborough, Sewerby and Bempton. CLOSE TO ALL AMENITIES!

The property briefly comprises entrance hall, lounge, playroom, kitchen/ living/ diner, utility room, wc, landing, four/ five bedrooms (one used as a dressing room), en-suite facilities and family bathroom. Spacious garage, plenty of parking and fabulous garden with raised patio overlooking the open countryside.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

EPC rating D





**ENTRANCE PORCH/SUN ROOM**

10'0" x 5'7" (3.06 x 1.72)

A upvc entrance porch with tiled flooring.

**ENTRANCE HALL**

17'1" x 4'11" (5.21 x 1.52)

With traditional timber rear door into, laminate flooring, two radiators, storage cupboard, stairs leading off, thermostat, window to front elevation and ceiling spot lighting.

**LOUNGE**

15'7" x 21'11" (4.75 x 6.70)

With feature fireplace, electric fire in situ, French doors to garden, two windows to side elevation and one to the front and two radiators. Super views.

**PLAYROOM**

12'7" x 10'11" (3.85 x 3.34)

With window to rear elevation, feature fireplace with electric stove in situ and radiator.

**KITCHEN/ LIVING/ DINER**

25'7" x 12'11" (7.81 x 3.95)

This is a superb FAMILY ROOM which offers great space to live, sit and dine!

A beautiful statement room with wood burning stove in situ, window seats, French doors to raised patio, views over open countryside, slate flooring, radiator, wall mounted electric heater, cupboard housing floor mounted gas central heating boiler.

Bespoke fitted base units with granite work surfaces, tailor-made island with inset sink and mixer tap incorporating breakfast bar, 'Rangemaster' range cooker (gas and electric), integrated dishwasher and ceiling spot lighting.

**UTILITY ROOM**

5'8" x 10'7" (1.75 x 3.25)

With space for fridge freezer, base units and larder cupboard, slate flooring, window to rear elevation, ceiling spot lighting and radiator.

Door to garage.

**CLOAK/WC**

6'0" x 4'8" (1.84 x 1.43)

With low level wc, vanity hand basin, radiator, slate flooring and window to front elevation.

**GALLERIED LANDING**

20'9" x 6'5" (6.34 x 1.96)

With two radiators, four windows to front elevation, ceiling spot lighting and doors to.

**MASTER BEDROOM**

13'2" x 12'5" (4.02 x 3.79)

With radiator, timber panelling to one wall, French doors to balcony and door to en-suite.

**BALCONY**

With wrought iron railings and views over open countryside.

**EN-SUITE**

5'7" x 12'5" (1.72 x 3.81)

This room is certainly a statement piece, with four piece white suite comprising modern slipper bath, double shower cubicle with thermostatic shower over, glass shower screen, low level wc and vanity wash hand basin, tiled flooring, ceiling spot lighting and window to rear elevation.

**BEDROOM 2**

14'9" x 9'5" (4.51 x 2.89)

With window to rear elevation, radiator and wardrobes.

**BEDROOM 3**

13'5" x 11'7" (4.10 x 3.55)

With window to rear elevation, radiator and ceiling spot lighting.

**BEDROOM 4**

12'6" x 9'5" (3.83 x 2.89)

With two windows to rear elevation and radiator.

**BEDROOM 5**

10'2" x 6'9" (3.12 x 2.08)

With ceiling spot lighting, two windows to front elevation and fitted wardrobes. (Currently used as a dressing room).

**BATHROOM**

9'0" x 6'3" (2.75 x 1.92)

With panelled bath, thermostatic shower over, glass shower screen, pedestal wash hand basin, low level wc, laminate flooring, window to side and front elevation, heated towel ladder and extractor.

**OUTSIDE**

A simply stunning plot offering privacy with unspoilt views, to the front and rear. The front of the property is screened by a hedge with side driveway leading to the garage and hand gate to front porch entrance. To the side of the property is a large gravelled parking area with hand gate to the rear garden, which is a fabulous entertaining area with raised patio, large lawn with hedging borders and open views, summerhouse and dog kennel.

**GARAGE**

A double integral garage with up and over door, rear personnel door, space and plumbing for washing machine and tumble dryer, space for freezer, fitted sink and tap.

**PARKING**

There is an abundance of parking to the side of the property and in front of the garage.

**TENURE**

We understand that the property is Freehold.

**SERVICES**

All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is TBC.

**COUNCIL TAX BAND**

The council tax banding is E.







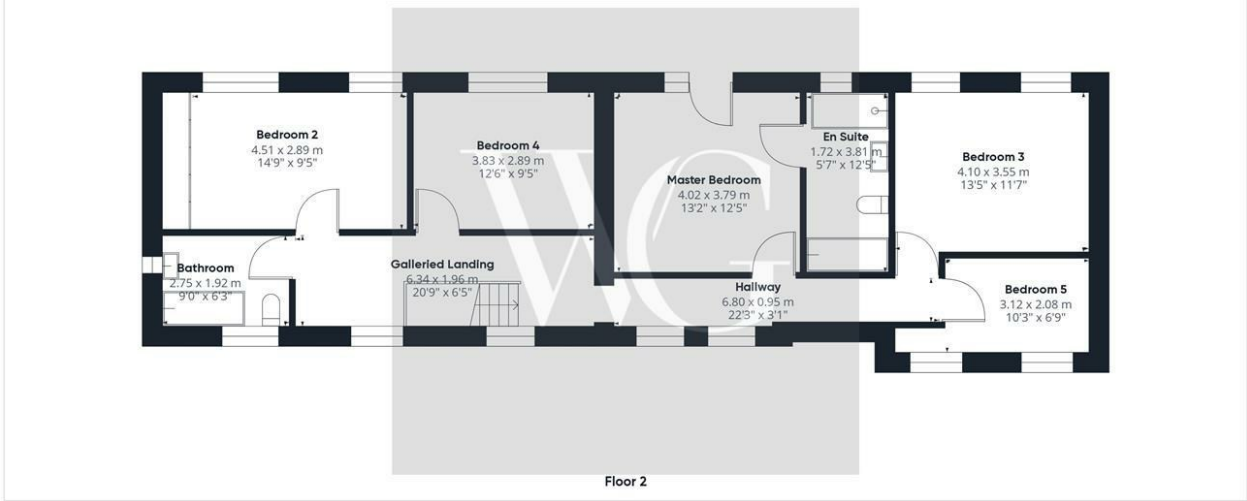
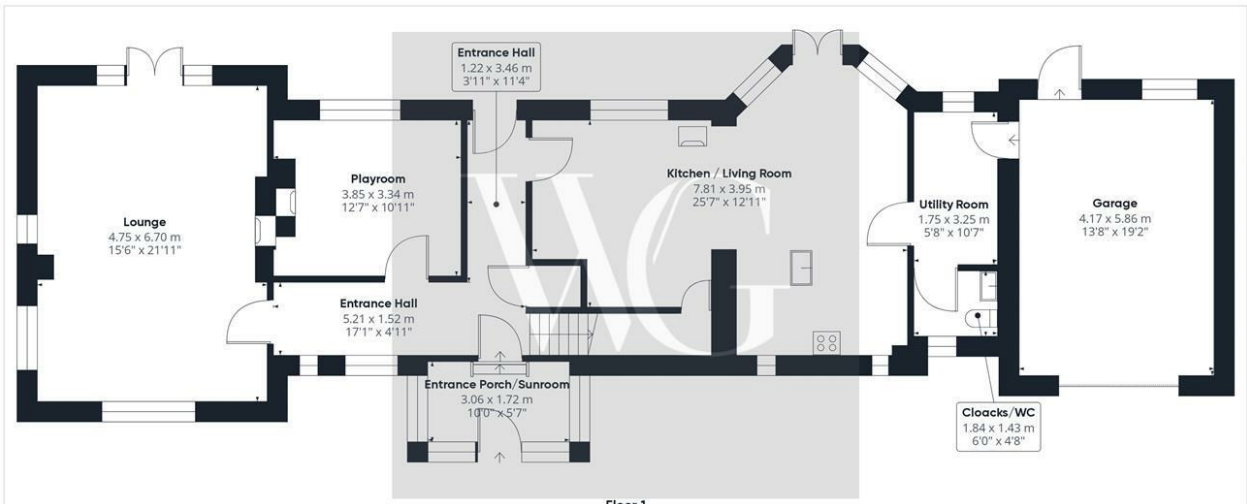


Richard and Ellen

Wedding

21.10.17





**WG**

Approximate total area<sup>®</sup>  
 226.75 m<sup>2</sup>  
 2440.72 ft<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.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>87</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>65</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |



01377 310077 | driffield@willowgreenestateagents.co.uk  
 19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633