



San Marino, Limestone Road, Burniston, Scarborough,
YO13 0DG

Offers Over £600,000

Prestige
Collection
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Limestone Road, Burniston,

Offers Over £600,000

This EXTENDED, DETACHED BUNGALOW is set on a GENEROUS PLOT with a SELF-CONTAINED ANNEXE and SUBSTANTIAL SOUTH FACING PRIVATE GARDENS within the POPULAR village of BURNISTON. The bungalow benefits from a SIZEABLE MASTER BEDROOM with an EN-SUITE, BALCONY, SITTING/DRESSING area and STUNNING, FAR REACHING OPEN ASPECT VIEWS.

The accommodation itself briefly comprises of an entrance lobby, inner hallway with stairs to the first floor and built-in storage, bow fronted sitting room with a fireplace, kitchen fitted with a range of units, a light and airy conservatory, two double bedrooms, bathroom and a utility room. To the first floor lies a substantial master bedroom complete with an en-suite, dressing/sitting area and a balcony with far reaching open aspect views. The master bedroom has been opened up into a substantial room however can be split in to, two generous double bedrooms should one require. The property has the additional benefit of a detached, self-contained annexe comprising; open plan living/dining/bedroom which is accessed via double doors and has an opening to a kitchenette plus a door to a shower room. San Marino is set within generous grounds with substantial South facing private gardens.

- EXTENDED DETACHED BUNGALOW
- SUBSTANTIAL MASTER BEDROOM WITH EN-SUITE, BALCONY & SITTING/DRESSING AREA
- GENEROUS SOUTH FACING PRIVATE GARDENS
- STUNNING, FAR REACHING OPEN ASPECT VIEWS FROM THE 1ST FLOOR BEDROOM
- SELF-CONTAINED DETACHED ANNEXE
- SOUGHT AFTER LOCATION WITHIN THE VILLAGE OF BURNISTON

Being located within Burniston the bungalow affords excellent access to some good walks ideal for dog owners as well as the village hall and kids play area, local shop/post office as well as being near a regular bus route into town.

Internal viewing highly recommended to fully appreciate this superb setting and fantastic views on offer from this impressive home. To arrange a viewing please contact CPH today on 01723 352235.



ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule and Hallway

Lounge
18'0" x 12'1" max

Kitchen
17'8" max x 9'10"

Conservatory
18'8" x 11'5"

Utility
8'10" x 5'10"

Bedroom Two
13'9" x 11'9"

Bedroom Three
11'9" x 10'2"

Bathroom
8'6" max x 6'10" max

FIRST FLOOR

Master Bedroom
(17'8" x 15'1") x (17'4" x 13'5" max)

En-suite Shower Room
9'2" x 6'2"

Balcony
9'6" x 4'7"

ANNEXE:

Open Plan
Living/Dining/Bedroom
15'1" x 11'9"

Kitchenette
5'6" x 4'11"

Shower Room
6'6" x 5'2"

OTHER:

Store/Hobbies
Room/Garage
12'5" x 9'6"

Details Prepared
TLPF/030724



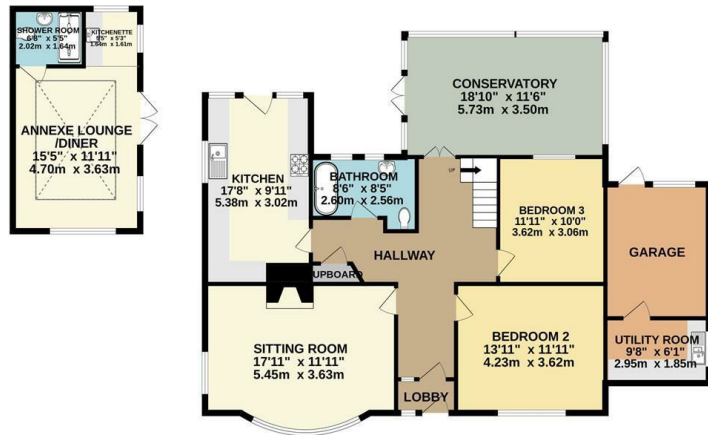
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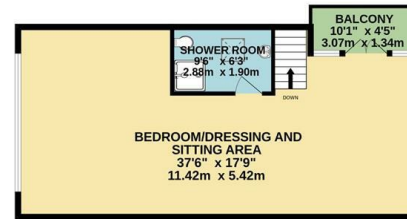




GROUND FLOOR
1597 sq.ft. (148.3 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 2238 sq.ft. (207.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Interested? Get in touch today:
 t. 01723 352235 e. sales@cphproperty.co.uk
 19 St.Thomas Street, Scarborough YO11 1DY
 www.cphproperty.co.uk

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132