



## Plot 47, The Guillemot, Woodcock Road - *Yorkshire Coast Living at The Nest*

An impressively large detached dormer bungalow, the Guillemot provides 1506 sq. ft of living space. A welcoming entrance gives access to a dining room, a separate living room and the spacious kitchen dayroom with French doors to the rear garden and a handy utility room. Bedroom one with ensuite and a W/C are also located on the ground floor. Two further large double bedrooms, a vast landing with space suitable for a study area, and the family bathroom complete this desirable home. Externally, there is a separate detached garage and front and rear gardens. With only 1 Guillemot available, this is a truly unique home.

### Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Street Scene



Flamborough, nestled on the stunning East Yorkshire Coast, is a picturesque fishing village with a rich maritime history. Its charming bays and traditional cottages offer a glimpse into a bygone era.

Beyond its fishing heritage, Flamborough boasts a breathtaking natural beauty including the towering chalk cliffs of Flamborough Head with their dramatic seabird colonies, whilst the village itself offers a tranquil escape with its quaint streets, cosy pubs and stunning coastal walks.

Flamborough is renowned for its lighthouses, but also benefits from excellent shopping facilities, Doctor's surgery, primary school and good village recreational amenities. The holiday resort town of Bridlington is easily accessible by road or bus and is some 4 miles South of the village.

Floor Plans



Area Map



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.