



Green Lane, Bridlington, , YO15 1JE

Offers Over £500,000

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EXCLUSIVE



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Welcome to this exclusive detached dormer bungalow nestled in the heart of Bempton. Crafted with precision by the current vendors, this meticulously designed property is a true testament to modern living.

The property welcomes you with ample off-road parking, a practical convenience for residents and guests.

The living space is a harmonious blend of style and functionality. A modern, integrated electric fire takes centre stage, creating a cosy ambiance, complemented by a designated space for a wall-mounted TV. Flooded with natural light, courtesy of patio doors leading to the rear garden, this space seamlessly connects indoor and outdoor living.

Adjoining to the living area, a perfect spot for dining, also featuring patio doors that provide additional access to the inviting rear garden. The well-fitted kitchen is a delight, equipped with an integrated double oven, microwave oven, induction hob, top-spec extractor fan, and a fitted wine fridge. A breakfast table area and a spacious pantry complete this culinary haven.

The ground floor continues to impress with a generously sized utility room and a separate WC, ensuring practicality meets luxury.

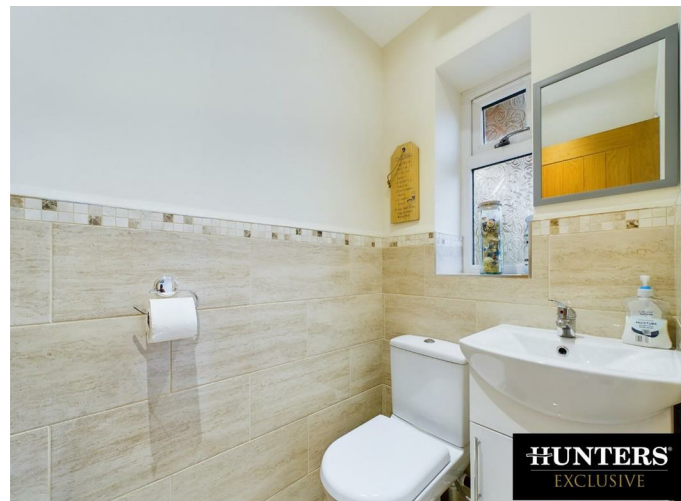
The master bedroom on this level is a sanctuary, boasting a walk-in wardrobe and a luxurious ensuite with a bath and a rainfall shower. The other two double bedrooms also feature their own ensuites with walk-in showers.

Throughout the property attention to detail is evident with high standards of decoration enhancing the sense of elegance. Underfloor heating on the ground floor, controlled by individual room thermostats, ensures comfort in every space.

Venturing upstairs, a games room, complete with a full-size professional snooker table and fitted light. This versatile space is perfect for entertaining or relaxation.

Outside, the thoughtfully designed garden beckons with a hot tub and seating space, creating an ideal oasis for outdoor enjoyment.

Viewings are required on this beautiful home!









| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 96 |
| (92 plus) | A | 87 | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-28) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

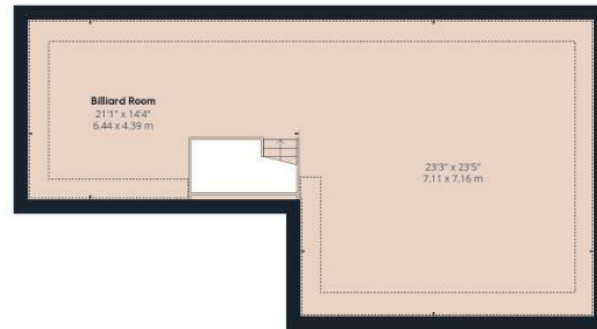
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Ground Floor



Floor 1

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Approximate total area^{††}

2419.08 ft²
224.74 m²

Reduced headroom

183.07 ft²
17.01 m²

Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01262 674252 | Website: www.hunters.com

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