



Bempton Lane, Flamborough, YO15 1PS

Offers Over £400,000

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EXCLUSIVE



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Welcome to your dream home in the charming village of Flamborough! This four bedroom detached dormer bungalow offers the perfect blend of comfort and style. From the moment you arrive, the beautiful front lawn and ample off-road parking, complete with a garage, create an inviting curb appeal that sets the tone for what lies beyond.

Step inside to discover a large lounge featuring a cosy fitted log burner, perfect for those chilly evenings. The newly fitted kitchen is a chef's delight, boasting an integrated gas hob and double oven, with plenty of cupboard and worktop space. It's designed to accommodate an American fridge freezer and includes room for a breakfast table, making it the ideal space for casual dining. Adjacent to the kitchen, you'll find a reasonably sized and well-presented dining area, perfect for entertaining guests.

The ground floor continues to impress with a double bedroom that features integrated wardrobes, offering ample storage. The bathroom on this level is modern and functional, featuring a walk-in shower. Adding to the allure of the ground floor is a generously sized conservatory that overlooks the rear garden and the picturesque field views beyond, creating a serene retreat to relax and unwind.

The rear garden is a true oasis, with a raised decked area that's perfect for outdoor seating or a hot tub. The expansive lawn is bordered by well-maintained shrubberies, offering a private and tranquil outdoor space for the family to enjoy. Additionally, the property boasts owned solar panels, enhancing energy efficiency and reducing utility costs.

Heading upstairs, the master bedroom is a haven with integrated wardrobe space and an ensuite bathroom. The second upstairs bedroom is also a generous double, complete with sliding wardrobes. The third bedroom upstairs is equally spacious, ensuring plenty of room for family or guests. The well-presented family bathroom completes this level.

Don't miss the opportunity to make this home your own!







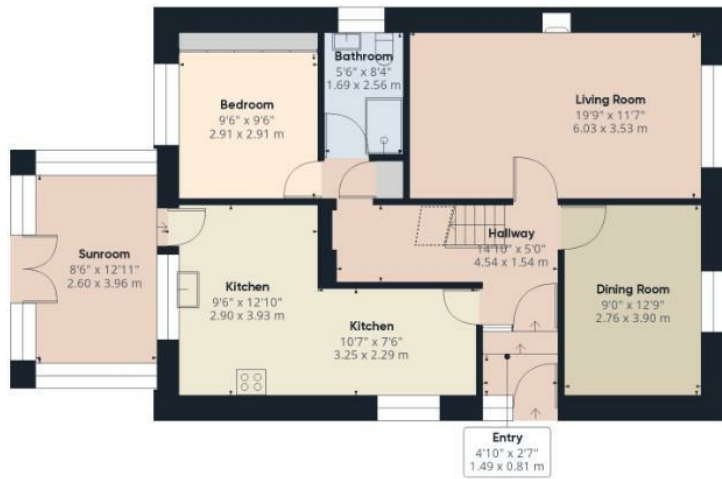


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(39-60) C		77	83
(15-38) D			
(9-14) E			
(1-8) F			
(0-3) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

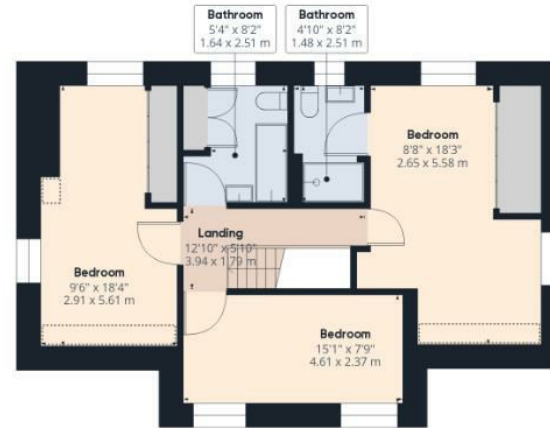
DISCLAIMER

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1899.94 ft²

176.51 m²

Reduced headroom

39.93 ft²

3.71 m²

(1) 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.

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Viewing Arrangements

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

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