



Sands Lane, Bridlington
YO15 2JG

Asking Price £425,000



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EXCLUSIVE

Grasmere, 31 Sands Lane, Bridlington

DESCRIPTION

Nestled in a prime, coastal location in Bridlington, this charming, completely renovated, large, three-bedroom detached bungalow is just a stone's throw from Bridlington's North Beach. Combining the best of convenience and comfort, this beautifully renovated property boasts off-road parking and a garage, providing ample space for multiple vehicles.

Step into a spacious entrance hall that sets the tone for the rest of this well-appointed home. The generously sized lounge is the perfect place to relax and unwind, featuring a large bay window which fills the room with natural light, creating a cosy and inviting atmosphere.

The expansive, newly fitted kitchen provides a touch of classic charm and offers plenty of space for a breakfast table, making it ideal for casual dining and entertaining. There is also an adjoining laundry room with a newly installed boiler. Next to the kitchen, the spacious dining room is enhanced by bay windows and patio doors that open onto the rear garden, seamlessly blending indoor and outdoor living. The family bathroom is well-appointed with a walk-in shower, wash basin, and WC, and the property also includes a separate WC for added convenience.

The master bedroom is a large double room, complemented by a sizable bay window that invites natural light, while the two additional bedrooms are also generous doubles, offering plenty of space for family, guests, or a home office. Outside, the generously sized rear garden is a private oasis, perfect for outdoor gatherings and gardening, or simply to enjoy the fresh coastal air. The rear garden is complimented by a recently sown wildflower bed, which will bring added colour to the surroundings. The property also boasts a cellar which is ideal for extra storage, and which can be accessed from the rear of the property.

With its thoughtful renovations, stunning location, spacious interiors, and delightful views, this bungalow is a true gem in the heart of Bridlington.



ROOMS





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Ground Floor Building 1

Approximate total area⁽¹⁾

1592 ft²

147.9 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

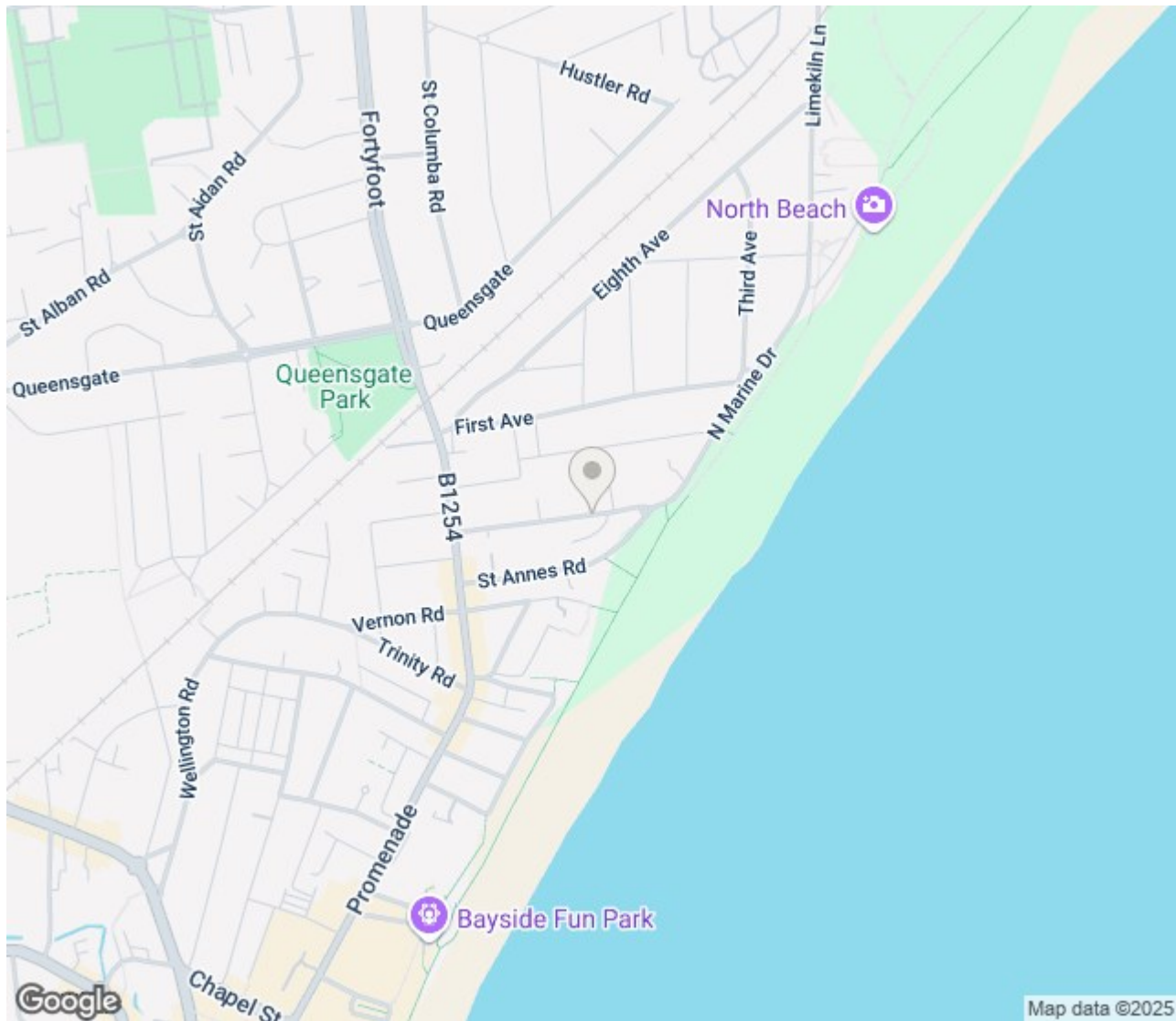
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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