



BELT
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3 Pearson Close, Flamborough, YO15 1BP

Price Guide £319,950



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Welcome to Pearson Close, Flamborough - a deceptively spacious three bedroom detached bungalow in a charming village location.

Situated in a small development within a private block paved cul-de-sac nestled in the heart of Flamborough. Convenient for the main village centre where there are ample facilities local shops, supermarket, public houses and restaurants. Flamborough has a recreation ground with cricket, football and tennis clubs. There is also a separate Bowling club, public library, village hall, W.I and church hall which all add to making the area a popular choice for buyers, and you can leave the car at home if you want as a regular bus service is in operation to Bridlington.

The property comprises: spacious lounge, modern kitchen/diner, upvc conservatory, three double bedrooms, one modern en-suite and modern bathroom. Exterior: private driveway for parking, brick built garage and beautiful private sunny rear garden.

Entrance:

Composite door into inner hall, built in storage cupboard, central heating radiator and access to the loft space.

Lounge:

16'9" x 11'0" (5.13m x 3.37m)

A spacious front facing room, modern electric wall mounted fire, two double glazed windows and central heating radiator.

Kitchen/diner:

5.74m x 3.05m

Fitted with a range of modern base and wall units, under cupboard lighting, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Floor tiled,

integrated fridge, freezer and dishwasher. Double glazed window, central heating radiator and upvc double glazed french doors into the conservatory.

Upvc conservatory:

10'10" x 6'3" (3.32m x 1.93m)

Over looking the garden, patio doors.

Bedroom:

11'4" x 9'11" (3.47m x 3.04m)

A rear facing double room, built in wardrobes and cupboards. Double glazed window and central heating radiator.

En-suite:

6'3" x 5'10" (1.93m x 1.79m)

Comprises a modern suite shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, double glazed window and chrome ladder radiator.

Bedroom:

10'4" x 10'2" (3.17m x 3.10m)

A front facing double room, built in wardrobes and cupboards. Double glazed window and central heating radiator.

Bedroom:

10'4" x 7'8" (3.15m x 2.34m)

A front facing double room, built in wardrobes and cupboards. Double glazed window and central heating radiator.

Bathroom:

7'4" x 6'5" (2.26m x 1.96m)

Comprises a modern suite shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a block paved garden area with a flower bed.

Private block paved driveway for parking leading to the garage.

Garden:

To the rear of the property is a sunny private garden. Paved patio to lawn with borders of hedges, shrubs and bushes. A timber built summer house.

Garage:

Electric roller door, power and lighting.

Notes:

Council tax band C

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



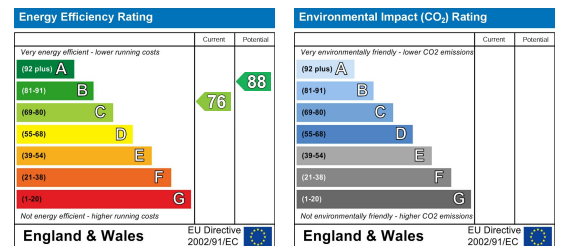
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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