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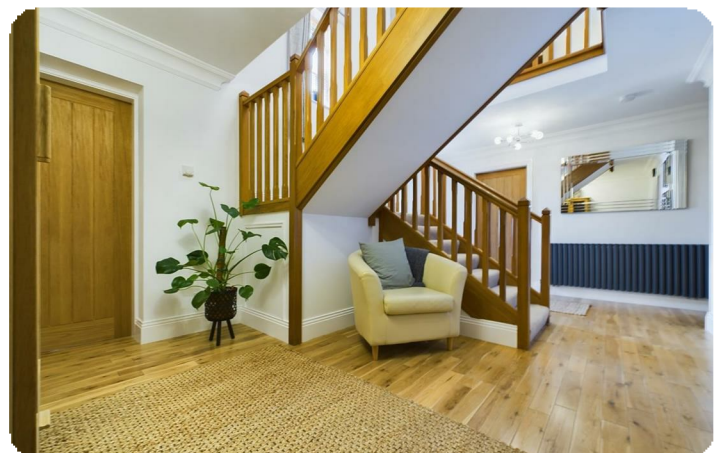
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3 Eden Gardens, Bempton, YO15 1LP

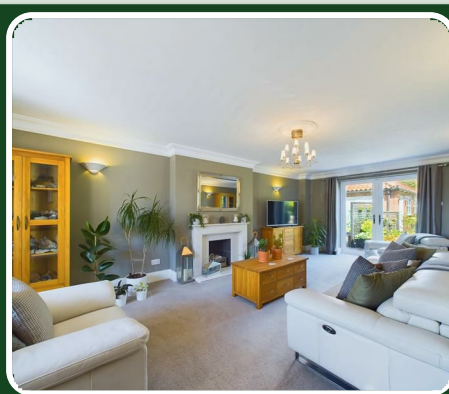
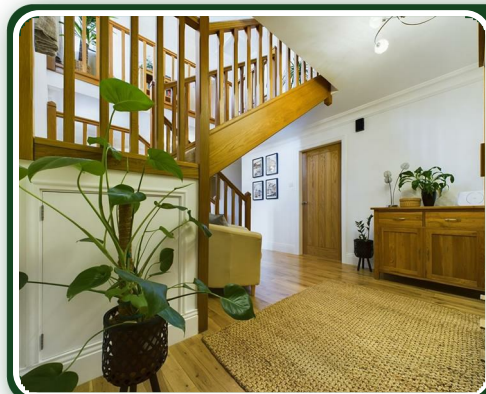
Price Guide £625,000



3 Eden Gardens

Bempton, YO15 1LP

Price Guide £625,000



Welcome to this stunning and individual detached house located in the desirable Eden Gardens, Bempton overlooking the open countryside.

This tastefully modernised property has a beautifully designed interior that has been individually crafted. The property's unique design sets it apart, providing a sense of character and charm that is hard to come by.

A spacious layout with four reception rooms, four double bedrooms and two bathrooms, making it an ideal family home.

The property sits on a good size plot, approx a third of an acre with beautiful established gardens, perfect for enjoying the outdoors and hosting gatherings.

Located in the village of Bempton a favourite with walkers and the RSPB reserve on Bempton cliffs is only a couple of miles away. This quiet little village is only 3 miles from Bridlington and there a bus service and train service back into Bridlington or up the coast to Scarborough. The village has a pub, small sub post office/stores, local primary school and a village community hall. A popular choice for buyers.

Don't miss out on the opportunity to own this stunning family home in a desirable location. Contact us today to arrange a viewing.

Entrance:

Composite door into a spacious inner hall, oak flooring, bespoke oak staircase, understairs storage cupboard, two built in cloak cupboards and column radiator.

Lounge:

23'6" x 12'4" (7.17m x 3.78m)

A spacious double aspect room, gas fire in a marble surround, upvc double glazed bay window, two column radiators and upvc double glazed french doors onto the garden.

Kitchen/diner:

20'3" x 11'6" (6.19m x 3.51m)

Fitted with a range of modern base and wall units, granite worktops, inset stainless steel sink unit with boiling water tap and free standing Neff cooker with stainless steel extractor over. Part wall tiled, floor tiled, integrated dishwasher, drinks cooler and fridge. Under cupboard lighting, three upvc double glazed windows, column radiator and archway into:

Garden room:

11'1" x 10'11" (3.39m x 3.34m)

Over looking the garden, tiled floor, upvc double glazed window, column radiator and french doors.

Utility:

11'2" x 7'9" (3.42m x 2.37m)

Fitted with a range of base and wall units, part wall tiled, tiled floor, plumbing for washing machine, space for a tumble dryer and fridge/freezer. Built in storage cupboard housing hot water store and gas boiler. Upvc double glazed window and composite door to the side elevation.

Wc:

4'11" x 4'9" (1.51m x 1.47m)

Wc, wash hand basin, part wall tiled, floor tiled, shaver socket, upvc double glazed window and column radiator.

Dining room:

13'6" x 12'9" (4.14m x 3.89m)

A front facing room, upvc double glazed bay window and two column radiators.

Sitting room:

15'7" x 15'2" (4.75m x 4.63m)

A front facing room, two upvc double glazed windows, column radiator and upvc double glazed french doors onto the front patio.

First floor:

A bespoke oak galleried landing, two upvc double glazed windows, column radiator and built in storage cupboard.

Bedroom:

13'10" x 13'8" (4.23m x 4.17m)

A spacious front facing double room, upvc double glazed window and column radiator.

Dressing room:

9'1" x 8'7" (2.78m x 2.64m)

A rear facing room, built in sliding wardrobes, upvc double glazed window and column radiator.

Potential to convert into bedroom five.

En-suite:

8'10" x 5'8" (2.71m x 1.74m)

Comprises a modern suite, shower cubicle with plumbed in shower, bath with shower attachment, wc and wash hand basin. Full wall tiled, floor tiled, extractor, shaver socket, upvc double glazed window and chrome ladder radiator.

Bedroom:

12'5" x 9'6" (3.81m x 2.91m)

A front facing double room, two upvc double glazed windows and column radiator.

En-suite:

7'10" x 3'5" (2.40m x 1.06m)

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

Bedroom:

12'10" x 11'2" (3.92m x 3.41m)

A rear facing double room, upvc double glazed window and column radiator.

Bedroom:

10'0" x 9'7" (3.05m x 2.93m)

A side facing double room, upvc double glazed window and column radiator.

Bathroom:

9'6" x 9'0" (2.91m x 2.75m)

Comprises a modern suite, walk in shower with plumbed in rain fall shower, free standing bath, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, fitted glass shelving, extractor, bluetooth illuminated mirror, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a block paved patio area, lawn, well established borders of shrubs and bushes. Extensive private driveway for parking.

To the side elevation is gated access to further parking leading to the garage and rear garden.

Garden:

To the rear of the property is a beautiful established garden. Large decked patio to lawn, well stocked borders of a variety of trees, shrubs and bushes. Further paved patio with a gazebo.

Garage:

Double opening doors, power and lighting. Side courtsey door onto the garden.

Notes:

Council tax band: F

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:

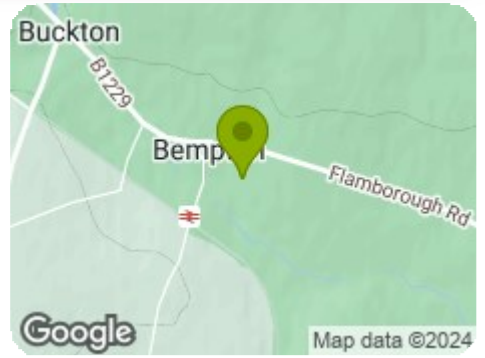
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



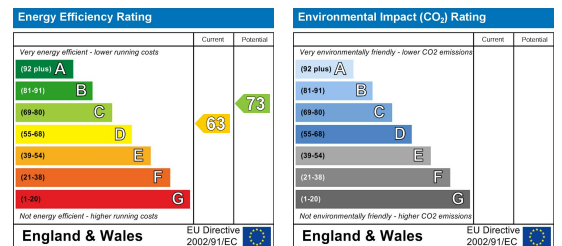
Floor Plan



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



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