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7 Eden Gardens, Bempton, YO15 1LP

Price Guide £465,000



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A stunning detached house in the desirable Eden Gardens, Bempton. Situated on a good size plot with a large rear garden, extensive parking and views over the open countryside

This individually designed detached house offers a spacious light and airy living space which is ample for a growing family.

The property features solar panels, a great eco-friendly feature that not only helps the environment but also reduces your energy bills.

Bempton, a village cherished by walkers, is located mere miles from the RSPB reserve at Bempton Cliffs. This peaceful village is situated just three miles from Bridlington and is well-connected by bus and train services to both Bridlington and Scarborough along the coastline. The village features a pub, a small sub-post office and store, a local primary school, and a village community hall.

The property comprises: Ground floor: wc, spacious lounge extending into a sitting/office area, dining room, modern kitchen, modern utility and upvc conservatory over looking the garden. First floor: four double bedrooms, one modern en-suite and modern bathroom. Exterior: private driveway with extensive parking, double garage and good size rear garden. Three zone underfloor heating to the ground floor, gas central heating to the first floor and upvc double glazing.

Don't miss out on the opportunity to own this beautiful detached house in Eden Gardens, contact us today to arrange a viewing.

Entrance:

Upvc double doors into inner porch. Door into a spacious inner hall, under floor heating, built in storage cupboard, understairs storage cupboard and alarm panel.

Wc:

6'1" x 3'10" (1.87m x 1.17m)

Wc, wash hand basin, part wall tiled under floor heating and upvc double glazed window.

Lounge:

16'3" x 13'3" (4.96m x 4.04m)

A spacious rear facing room with stunning open countryside views, log burning stove, under floor heating, two upvc double glazed windows and upvc double glazed french doors onto the rear garden. Archway leads directly into:

Sitting/office area:

13'3" x 7'2" (4.04m x 2.19m)

A front facing room extending off the lounge with stunning open countryside views, two upvc double glazed windows and under floor heating.

Dining room:

10'1" x 9'8" (3.09m x 2.97m)

A front facing room, under floor heating, upvc double glazed window and upvc double glazed french doors to the side elevation.

Kitchen:

13'4" x 13'4" (4.07m x 4.07m)

Fitted with a range of modern base and wall units, under cupboard lighting, display cabinet, central island, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, floor tiled, under floor heating, space for a fridge/freezer, integrated dishwasher, upvc double glazed window and double doors into the conservatory.

Utility:

7'9" x 6'4" (2.37m x 1.95m)

Fitted with a range of modern base and wall units, stainless steel sink unit, part wall tiled, floor tiled, space for tumble dryer and fridge/freezer. Gas combi boiler, under floor heating, plumbing for washing machine and upvc double glazed door onto the garden.

UPVC Conservatory:

11'8" x 10'5" (3.58m x 3.20m)

Overlooking the garden, under floor heating, floor tiled and two patio doors.

First floor:

Built in storage cupboard, central heating radiator and access to boarded loft space.

Bedroom:

13'4" x 13'3" (4.08m x 4.06m)

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

En-suite:

8'6" x 6'1" (2.60m x 1.86m)

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

Bedroom:

11'8" x 9'8" (3.58m x 2.97m)

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

Bedroom:

11'8" x 9'8" (3.58m x 2.97m)

A front facing double room with views of the open countryside, built in storage cupboard, upvc double glazed window and central heating radiator.

Bedroom:

10'1" x 10'1" (3.09m x 3.08m)

A front facing double room with views of the open countryside, upvc double glazed window and central heating radiator.

Bathroom:

10'1" x 6'10" (3.09m x 2.09m)

Comprises a modern suite, bath with shower attachment, shower cubicle with plumbed in shower, wc, bidet and wash hand basin with vanity unit. Part wall tiled, underfloor heating, stainless steel ladder radiator and upvc double glazed window.

Exterior:

To the front of the property is a open plan garden area with lawn and an extensive block paved driveway for parking. Gated access to both sides of the property to the rear garden.

Garden:

To the rear of the property is a good size fenced enclosed garden. Paved patios, pebbled patio, lawn, borders of shrubs and bushes.

Garage:

19'1" x 19'0" (5.82m x 5.81m)

A brick built double garage with electric doors, power and lighting

Notes:

Solar panels:
- Fully Owned
Council tax band: E

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

Ground Floor Building 1

Floor 1 Building 1

Approximate total area⁽¹⁾
2015.43 ft²
187.24 m²

(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 are based on RICS IPMS 3C standard.

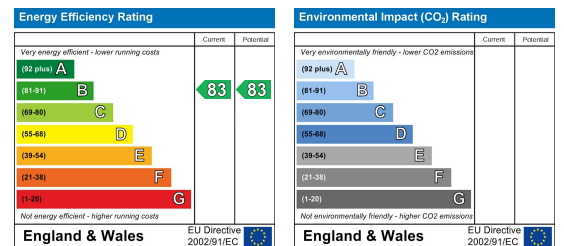
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Ground Floor Building 2

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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