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## Springfield, Green Lane, Bempton, YO15 1JE

Price Guide £495,000



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# Springfield, Green Lane

Bempton, YO15 1JE

## Price Guide £495,000



Welcome to Green Lane in Bempton, a stunning detached bungalow offers a unique opportunity to own a modern and contemporary home.

Tucked away in a private plot, this property was lovingly built by the current owners, ensuring attention to detail and quality throughout.

One of the standout features of this bungalow is the abundance of natural light that fills the space, creating a bright and airy atmosphere.

The open plan kitchen/dining living area is perfect for entertaining guests or simply enjoying family time. The three spacious double bedrooms - each with its own ensuite bathroom, this property is designed for modern living.

The property features a unique domer with a full size snooker table and entertaining space, which could easily be converted into a fourth bedroom and still room for entertaining. Imagine having your own space for a snooker table or entertaining guests!

The property has extensive parking available including room for a caravan or motorhome

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.

### Entrance:

Upvc double glazed door into a spacious inner hall, tiled floor, underfloor heating and built in storage cupboard.

### Cloakroom:

4'9" x 3'5" (1.47m x 1.06m)

Wc, wash hand basin with vanity unit, part wall tiled, floor tiled, underfloor heating and upvc double glazed window.

### Open plan kitchen/dining/living:

26'7" x 24'2" (8.12m x 7.39m)

### Living/dining area:

A rear facing room over looking the garden, modern inset electric wall mounted fire, tiled floor, underfloor heating, upvc double glazed window and two upvc double glazed french doors providing a seamless transition between indoor and outdoor living spaces.

### Kitchen:

Fitted with a range of modern base and wall units, composite one and a half sink unit, two electric ovens, electric hob with extractor over. Integrated

dishwasher, drinks fridge and microwave. Space for a fridge/freezer, part wall tiled, tiled floor, under floor heating, upvc double glazed window and upvc double glazed door to the side elevation.

### Pantry:

7'8" x 6'9" (2.35m x 2.08m)

Fitted shelving.

### Utility:

7'8" x 4'10" (2.35m x 1.49m)

Fitted with base unit, stainless steel sink unit, plumbing for washing machine, space for a tumble dryer and plumbed in shower head. Full wall tiled, floor tiled, extractor, underfloor heating and upvc double glazed window.

### Bedroom:

17'0" x 16'7" (5.19m x 5.08m)

A spacious front facing double room, two upvc double glazed window, tiled floor and underfloor heating.

### En-suite:

8'1" x 6'8" (2.48m x 2.04m)

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

### Bedroom:

16'4" x 11'7" (5.00m x 3.55m)

A spacious front facing double room, two upvc double glazed windows, tiled floor and underfloor heating.

### Walk in wardrobe:

7'6" x 6'4" (2.29m x 1.95m)

Built in hanging space.

### En-suite:

7'5" x 5'10" (2.27m x 1.78m)

Comprises a modern suite, bath with plumbed in shower above, wc and wash hand basin with vanity unit, Full wall tiled, floor tiled, underfloor heating, extractor, chrome ladder radiator and upvc double glazed window.

### Bedroom:

17'0" x 9'5" (5.19m x 2.89m)

A spacious rear facing double room, extensive modern fitted sliding wardrobes, tiled, floor, underfloor heating and upvc double glazed window.

### En-suite

8'1" x 6'6" (2.48m x 2.00m)

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

### First floor:

#### Games/entertaining room:

44'4" x 23'5" (13.52m x 7.14m)

A spacious room currently used as an entertaining/snooker table area but could easily be converted into bedroom four, still with ample space for entertaining. Four velux windows, three central heating radiators and access to the eaves for storage.

#### Grounds:

Long seeping driveway gives access to the private plot, large block paved parking area with extensive parking and room for a caravan or motorhome. Gated access to both sides of the property to the rear garden. To the rear of the property is a private sunny garden. Block paved patio to lawn with borders of hedges, shrubs and bushes. Two timber built sheds.

#### 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



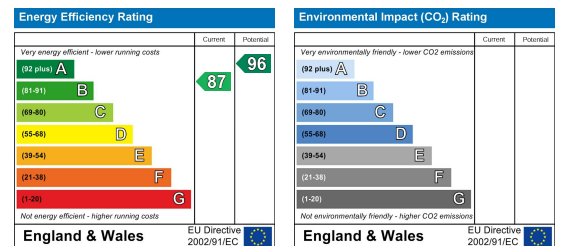
Floor Plan



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



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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