



40 Sewerby Park Close, Sewerby, YO15 1EE

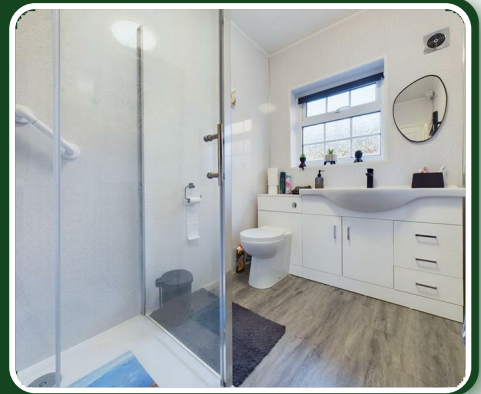
Price Guide £335,000



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Welcome to the village of Sewerby, this delightful detached dormer bungalow on Sewerby Park Close offers a perfect blend of modern living and serene surroundings.

The current owners have modernised the property, ensuring it meets the needs of contemporary living while retaining its character.

The generous layout allows for a variety of uses that can adapt to your lifestyle. With two reception rooms four spacious bedrooms and two bathrooms, this property is ideally suited for one or two families seeking a versatile home or exclusive holiday let.

One of the standout features of this home is its prime location. Overlooking the historic Sewerby Hall, residents can enjoy the beauty of the surrounding gardens and the nearby zoo. Additionally, the beach and cliff top walks are just a stone's throw away, offering endless opportunities for leisurely strolls and enjoying the fresh sea breeze.

Whether you are looking for a family home or an exclusive letting facility, this bungalow presents an exceptional opportunity in a picturesque setting. Don't miss the chance to make this charming residence your own in the heart of Sewerby.

Entrance:

Upvc double glazed door into outer porch with pitched roof. Door into inner hall, tiled floor, built in storage cupboard and central heating radiator.

Lounge:

12'8" x 12'6" (3.87m x 3.83m)

A front facing room, inset log burning stove, two upvc double glazed windows, upvc double glazed bay window and central heating radiator.

Kitchen:

12'6" x 7'4" (3.83m x 2.26m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven, induction hob with stainless steel extractor over. Part wall tiled, gas combi boiler, plumbing for dishwasher, two upvc double glazed windows, central heating radiator and upvc double glazed door into the rear porch.

Rear porch:

Upvc double glazed door onto the rear parking area.

Dining room:

11'3" x 11'1" (3.43m x 3.39m)

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

Bathroom:

7'3" x 4'5" (2.21m x 1.37m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin with vanity unit. Wall panelling, extractor, upvc double glazed window and ladder radiator.

Inner hall:

Extensive built in storage cupboards, upvc double glazed window, two central heating radiators and staircase to first floor.

Shower room:

8'2" x 5'4" (2.49m x 1.64m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, extractor, upvc double glazed window and ladder radiator.

Utility/kitchen two:

8'2" x 5'10" (2.51m x 1.78m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, space for fridge/freezer, plumbing for washing machine and upvc double glazed window.

Bedroom/second lounge:

11'9" x 11'6" (3.60m x 3.53m)

A front facing double room, log burning stove, upvc double glazed bay window, central heating radiator and upvc double glazed door to the front elevation.

Bedroom:

12'3" x 8'3" (3.75m x 2.52m)

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

First floor:

Upvc double glazed window.

Bedroom:

18'0" x 9'11" (5.51m x 3.03m)

A front facing double room, apex ceiling, built in storage cupboards and drawers. Access to the eaves, two velux windows and electric night storage heater.

Bedroom:

14'9" x 8'11" (4.51m x 2.73m)

A front facing double room, apex ceiling, access to the eaves, two velux windows and electric night storage heater.

Wc:

3'4" x 3'3" (1.04m x 1.01m)

Wc and wash hand basin with vanity unit.

Exterior:

To the front of the property is a low maintenance pebbled garden with flower beds.

To the side elevation is a private driveway offering ample parking.

Garage:

Electric 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



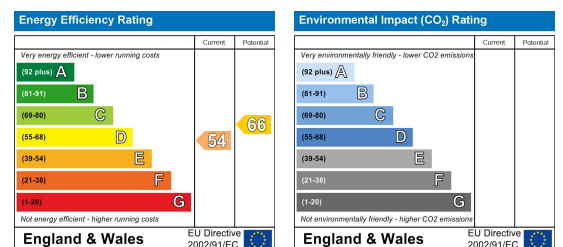
Floor Plan



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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