



## 12 Redwood Close, Bridlington, YO16 7GX

Price Guide £340,000



# 12 Redwood Close

Bridlington, YO16 7GX

## Price Guide £340,000



Welcome to Redwood Close, Bridlington, a stunning detached house that has been extensively modernised by the current owners.

The property comprises a beautifully designed kitchen/diner that serves as the heart of the home, ideal for everyday living, a cozy lounge, four spacious bedrooms and two bathrooms, making it perfect for families.

One of the standout features of this property is the extensive rear garden a true highlight, designed for both relaxation and entertainment. Imagine hosting summer barbecues with friends, enjoying the hot tub, or making delicious pizzas in the outdoor pizza oven. This garden space is sure to become a favourite spot for family fun.

There is extensive parking available, this includes room for a caravan or motorhome, making it perfect for those who enjoy weekend getaways.

Located just off Bampton Lane, this property enjoys convenient access to local shops and bus routes, ensuring that all your daily needs are within easy reach.

This property is in move-in condition and is ready for you to make it your own. With its modern amenities and family-friendly features, this property is not to be missed.

### Entrance:

Composite door into inner hall, vertical radiator.

### Lounge:

12'10" x 10'5" (3.93m x 3.18m)

A front facing room, feature wall panelling, upvc double glazed window and central heating radiator.

### Kitchen/diner:

21'10" x 13'3" (6.68m x 4.06m)

Fitted with range of modern base and wall units, inset sink, Quartz worktops, electric double oven, induction hob with extractor over. Integrated fridge, freezer, dishwasher, bins and microwave. Understairs storage cupboard, upvc double glazed

window, vertical radiator and upvc double glazed bi-folding doors onto the garden.

### Utility:

7'2" x 4'10" (2.19m x 1.48m)

Fitted with modern base units, Quartz worktops, inset sink unit, plumbing for washing machine, space for tumble dryer, upvc double glazed window and chrome ladder radiator.

### Wc:

4'10" x 2'11" (1.49m x 0.91m)

Wc, wash hand basin with vanity unit, extractor and chrome ladder radiator.

### First floor:

#### Bedroom:

12'9" x 9'11" (3.89m x 3.04m)

A front facing double room, feature wall panelling, upvc double glazed window and central heating radiator.

#### En-suite:

6'4" x 6'0" (1.94m x 1.84m)

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

#### Bedroom:

10'11" x 8'10" (3.35m x 2.71m)

A front facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

#### Bedroom:

8'9" x 7'9" (2.67m x 2.37m)

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



### Bedroom:

8'8" x 6'11" (2.66m x 2.13m)

A rear facing single room, built in wardrobes and desk. Upvc double glazed window and central heating radiator.

### Bathroom:

7'1" x 5'5" (2.16m x 1.67m)

Comprises a modern suite, "P" shaped bath with plumbed in shower over, wc and wash hand basin with vanity unit. Part wall tiled, upvc double glazed window and ladder radiator.

### Exterior:

To the front of the property is a extensive block paved parking area.

### Garden:

Gated access to further extensive block paved parking area, entertaining area with hot tub, pizza oven, power and lighting. Paved patios, lawn, summer house and timber shed.

### Double garage:

Power, lighting and water point.

### Notes:

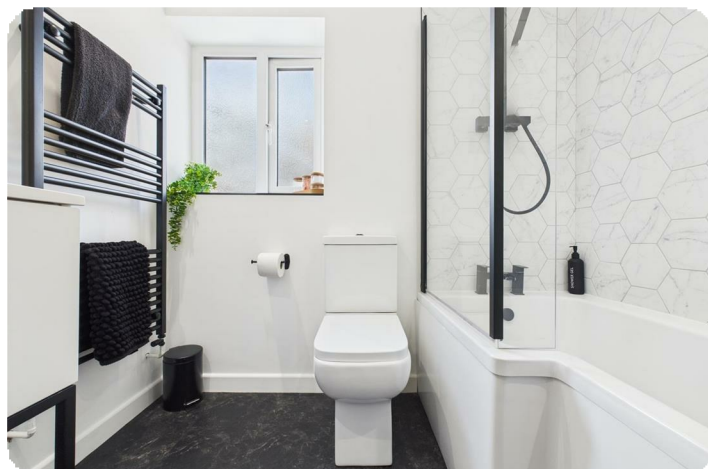
Council tax band: D

### 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:

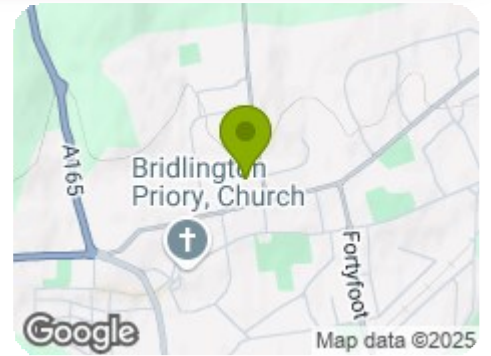
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



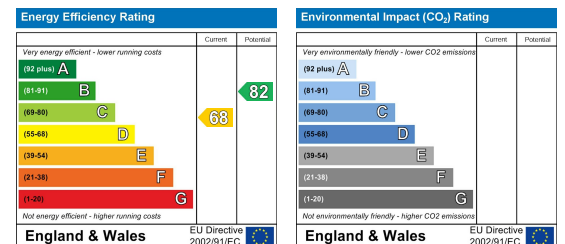
## Floor Plan



## 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.



[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)

