



31 Willowdale Close, Bridlington, YO16 6RR

Price Guide £299,950



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Welcome to the desirable Willowdale Close, Bridlington, this impressive link-detached house is a modern gem that is presented in walk-in condition. Boasting four spacious bedrooms and three well-appointed bathrooms, this home is perfect for families seeking comfort and style.

The property features three reception rooms, providing ample space for relaxation and entertainment. A standout feature is the rear garden room extension, currently utilised as a games room, which offers a delightful view of the stunning rear garden. This outdoor space is ideal for entertaining guests or enjoying peaceful moments in the sun.

Situated just off Martongate, this home enjoys easy access to a variety of local amenities. A nearby supermarket, the Friendly Forester Inn and Restaurant, and Bridlington North Library are all within a short distance. Additionally bus services and reputable schools are conveniently close.

This property must be viewed to truly appreciate all that it has to offer. With its modern features, spacious layout, and beautiful garden, it presents an exceptional opportunity for anyone. Don't miss the chance to make this wonderful house your new home.

Entrance:

Composite door into inner hall, built in storage cupboard and central heating radiator.

Wc:

5'0" x 2'9" (1.53 x 0.85m)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

Lounge:

16'7" x 10'9" (5.07 x 3.29m)

A spacious front facing room, media wall with feature electric fire, tiled floor, upvc double glazed bay window and two central heating radiators.

Kitchen:

16'8" x 8'7" (5.09 x 2.62m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric double oven, gas hob with extractor over. Integrated fridge, plumbing for dishwasher, part wall tiled, space for fridge/freezer, upvc double glazed window and central heating radiator.

Utility:

6'0" x 5'3" (1.83 x 1.62m)

Fitted with a range of base and wall units, stainless steel sink unit, gas boiler, plumbing for washing machine, part wall tiled, central heating radiator, composite door onto the rear garden and courtesy door into the garage.

Dining room:

11'1" x 8'4" (3.40 x 2.56m)

A rear facing room, central heating radiator and double doors into the garden room.

Garden room:

15'10" x 12'1" (4.83 x 3.69m)

Over looking the garden, two velux windows, upvc double glazed windows, two central heating radiators and upvc double glazed french doors.

First floor:

Central heating radiator and built in storage cupboard housing hot water store.

Bedroom:

11'6" x 10'9" (3.52 x 3.30m)

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

Dressing room:

7'5" x 6'8" (2.28 x 2.05m)

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

En-suite:

10'5" x 4'11" (3.20 x 1.51m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor and central heating radiator.

Bedroom:

17'4" x 9'8" (5.30 x 2.95m)

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

Bedroom

11'3" x 10'4" (3.45 x 3.16m)

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

Bathroom:

7'9" x 7'0" (2.37 x 2.15m)

Comprises a modern suite, 'L' shaped bath with plumbed shower over, wc and

wash and wash hand basin with vanity unit. Part wall tiled, extractor, upvc double glazed window and ladder radiator.

Second floor:

Built in mirrored sliding wardrobe.

Bedroom:

11'1" x 9'8" (3.40 x 2.95m)

A spacious front facing double room, built in mirrored sliding wardrobe, upvc double glazed window and central heating radiator.

En -suite:

7'6" x 4'10" (2.29 x 1.49m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor and central heating radiator.

Exterior:

To the front of the property is a open plan garden with artifical grass. To the side elevation is a blocked paved driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a stunning private garden. Slatted fencing with lighting, tiled patio, artifical grass, decked patio for entertaining and raised borders.

Garage:

Electric door, power and lighting.

Notes:

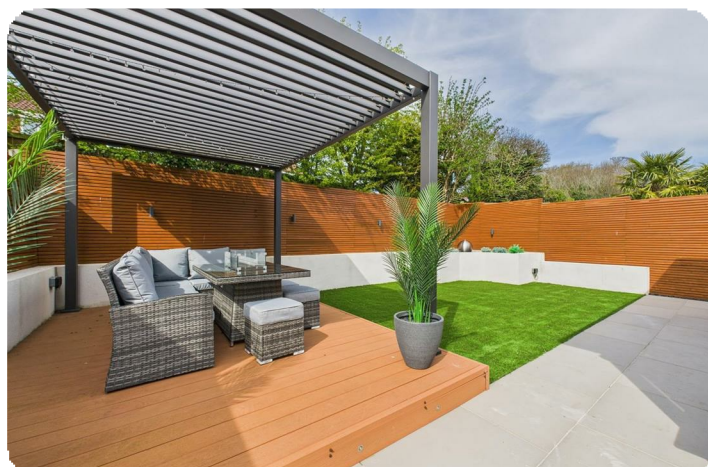
Council tax band D

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



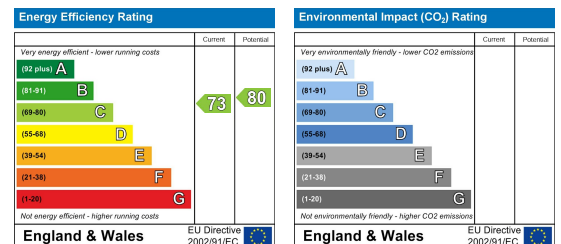
Floor Plan



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.



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