



## 4 Charlton Close, Bridlington, YO16 7ER

Price Guide £320,000



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Welcome to this stunning new build bungalow located in Charlton Close, Bridlington, a detached property that boasts a modern and spacious design.

The property has three well-proportioned bedrooms, a stylish bathroom, a generous reception room that invites natural light. Ideal for looking to downsize without compromising on space.

Situated in a small development just off Pinfold Street, this home is nestled in a quiet cul-de-sac, ensuring privacy. Its location offers easy access to the A165 main road and the popular Old Town amenities are just a stone's throw away, featuring a delightful array of shops, pubs, galleries, and eateries.

This property presents an excellent opportunity for those looking to enjoy a modern lifestyle in a coastal town. With its combination of contemporary living and convenient location, this bungalow is not to be missed.

#### **Entrance:**

Composite door into spacious inner hall, access to a loft space.

#### **Lounge:**

**14'9" x 12'2" (4.51m x 3.73m)**

A spacious rear facing room, inset log burning stove with brick surround, central heating radiator and upvc double glazed bi-folding doors onto the rear garden.

#### **Kitchen:**

**10'0" x 9'6" (3.05m x 2.92m)**

Fitted with a range of modern base and wall units, under

cupboard lighting, composite one and a half sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, integrated dishwasher, upvc double glazed window and central heating radiator.

#### **Utility:**

**6'3" x 4'8" (1.93m x 1.43m)**

Plumbing for washing machine, courtesy door into the garage.

#### **Bedroom:**

**12'2" x 9'5" (3.72m x 2.89m)**

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

#### **Bedroom:**

**12'0" x 9'5" (3.68m x 2.88m)**

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

#### **Bedroom:**

**10'9" x 6'3" (3.29m x 1.92m)**

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

#### **Bathroom:**

**8'9" x 6'0" (2.67m x 1.83m)**

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

### **Exterior:**

To the front of the property is a pebbled walled garden. To the side elevation is a private block paved driveway leading to the garage.

### **Garden:**

To the rear of the property is a private fenced garden. Paved patio area to lawn with raised borders.

### **Garage:**

**2'1" x 10'10" (6.45m x 3.31m)**

Electric roller door, power, lighting, gas combi boiler, upvc double glazed window and upvc double glazed door onto the rear garden.

### **Notes:**

Council tax band: (to follow)

### **Purchase procedure**

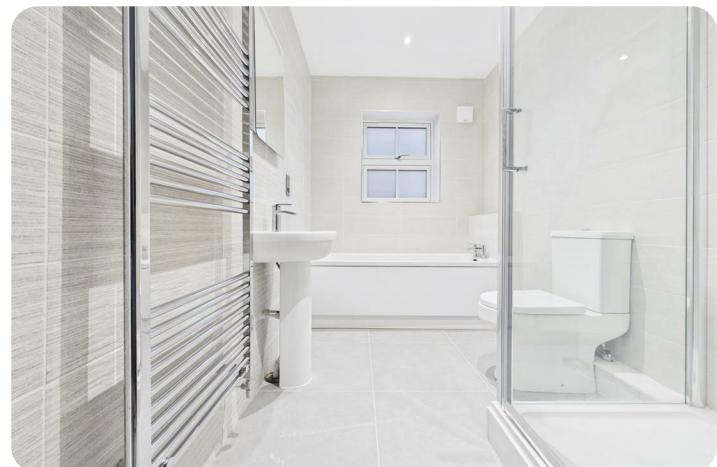
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to

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.



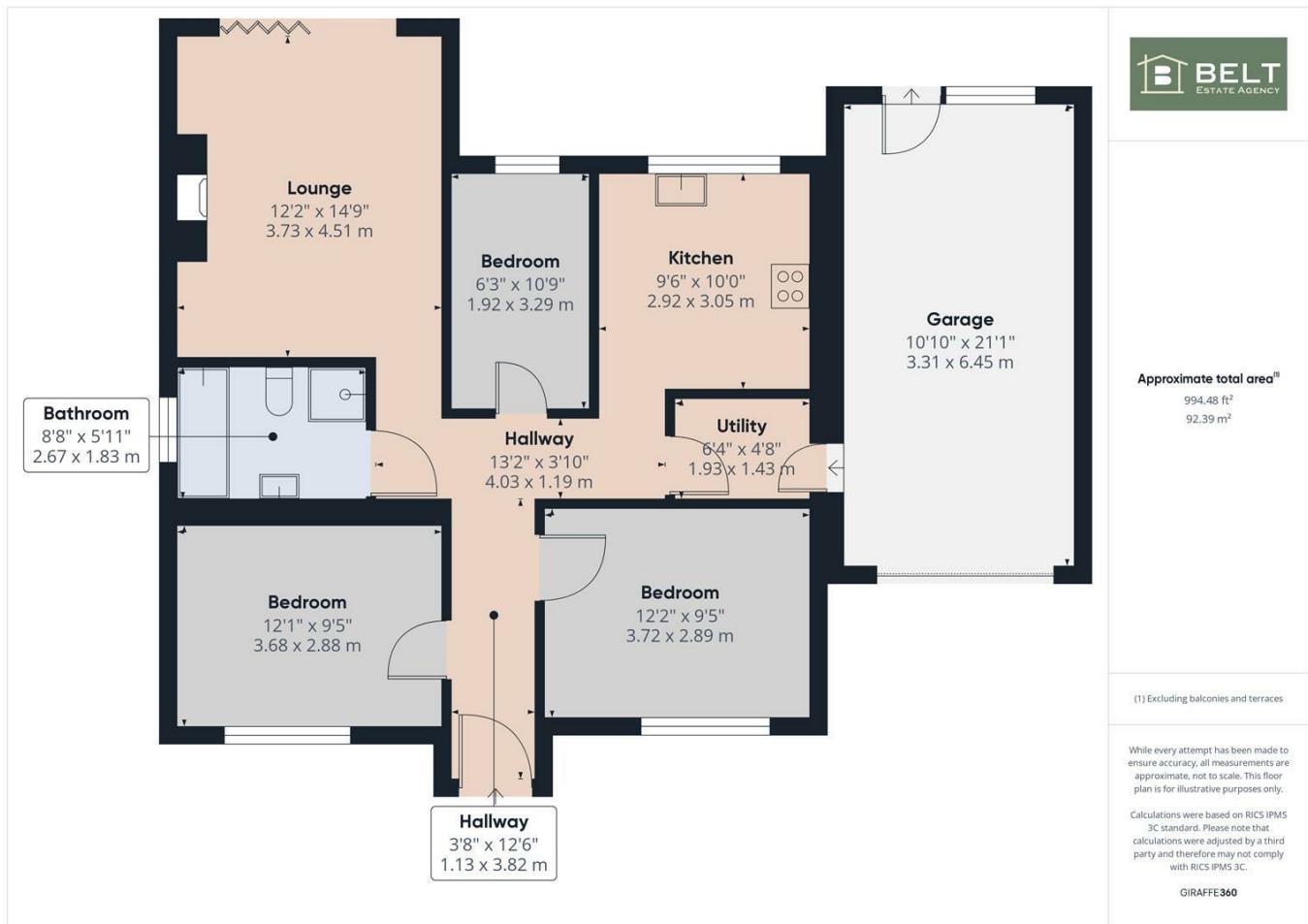
## Road Map

## Hybrid Map

## Terrain Map



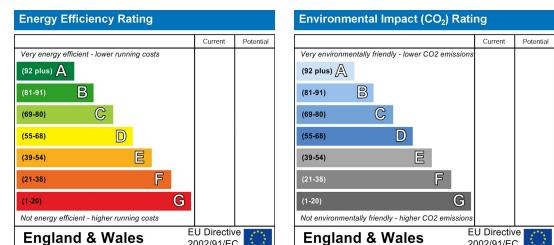
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

