



## East View, Thwing Road, Burton Fleming, YO25 3PQ

Price Guide £345,000



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A four-bedroom cottage on Thwing Road, in Burton Fleming is a true gem waiting to be discovered. Dating back to 1850, this property exudes character and warmth, offering a perfect blend of traditional charm and modern comforts.

The tasteful modernisation carried out by the current owners has enhanced the property's appeal, ensuring a comfortable and stylish living environment.

One of the standout features of this cottage is its large, stunning garden. Complete with a large summer house and an outer decked patio, this outdoor space is perfect for hosting gatherings with friends and family or even setting up a home office in the tranquillity of nature.

Additionally, the inclusion of solar panels not only adds an eco-friendly touch but also helps in reducing energy costs, making this property both environmentally conscious and cost-effective.

Conveniently located just 8 miles from the coastal town of Bridlington and 12 miles from the market town of Driffield, this cottage offers the best of both worlds - a peaceful village setting with easy access to nearby amenities and attractions.

Whether you're looking for a family home with character, a peaceful retreat or a blend of both, this property has something special to offer. Book a viewing today and step into your future home!

### Entrance:

Door leads directly into:

### Lounge:

21'7" x 12'5" (6.58m x 3.81m)

A spacious front facing room, beamed ceiling, multi fuel burning stove in a feature brick surround, two upvc double glazed windows and underfloor heating.

### Kitchen:

14'4" x 8'3" (4.39m x 2.54m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric Smeg oven and gas Smeg hob with

stainless steel extractor over. Part wall tiled, large storage cupboard, integrated fridge/freezer and plumbing for washing machine. Upvc double glazed window, underfloor heating and upvc double glazed stable door onto the garden.

### Dining room:

14'4" x 13'3" (4.39m x 4.05m)

A rear facing room, upvc double glazed window, underfloor heating and staircase to first floor.

### Wc:

4'11" x 4'1" (1.51m x 1.26m)

Wc, wash hand basin with vanity unit, part wall tiled, two upvc double glazed window and chrome ladder radiator.

### First floor:

Access to a large boarded loft space via fitted drop down ladder providing ample storage

### Bedroom:

14'7" x 10'4" (4.46m x 3.15m)

A rear facing double room, built in storage cupboard, two upvc double glazed windows and central heating radiator.

### En-suite:

8'10" x 4'3" (2.70m x 1.30m)

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

### Bedroom:

12'7" x 11'10" (3.86m x 3.61m)

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



### Bedroom:

12'7" x 9'0" (3.85m x 2.75m)

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

### Bedroom:

8'2" x 6'9" (2.51m x 2.07m)

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

### Bathroom:

7'4" x 5'6" (2.26m x 1.68m)

Comprises a modern suite, "P" shaped bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, LED mirror, extractor and chrome ladder radiator.

### Exterior:

To the side of the property is a gated car access to the rear garden to private parking area.

To the rear of the property is a stunning extensive garden. Paved patio, lawn, borders of shrubs and bushes. Large summer house with access to a large boarded loft space via fitted drop down ladder providing ample storage, outer decked patio for entertaining or home office. A workshop and a shed.

### 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



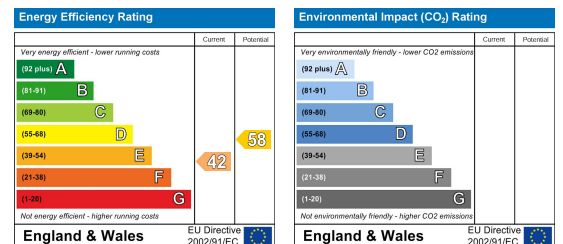
## Floor Plan



## 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



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