

# Whitakers

Estate Agents



## 4 Bridge Bungalows Main Road, Burstwick, HU12 9JS

**Offers Over £300,000**

Location, Location, Location..... This CHARMING SEMI DETACHED CHALET STYLE BUNGALOW, enjoys the enviable setting of Bridge Bungalows, Burstwick boasting breathtaking views over gardens, paddock land and neighbouring countryside.

As you pull up onto the sweeping pebbled driveway, adorned with beautiful mature trees, shrubbery and greenery, you'll know you have found your next chapter....

There is a front entrance porch with an interior door opening into the hallway, welcoming you in to view this loved home. Features include: high ceilings, stained glass windows and picture rails adding to the charm and character of this wonderful home. The generously proportioned accommodation includes ; A GROUND FLOOR DOUBLE BEDROOM with a range of fitted wardrobes and walk in bay window to the front elevation. There is a comfortable LOUNGE with feature fireplace and double doors opening to the DINING room, adjoining the BREAKFAST KITCHEN & CONSERVATORY, creating a wonderful layout for entertaining family & friends. There is a useful UTILITY ROOM and a SITTING ROOM/ BED 3 with French doors overlooking the wonderful rear garden, a lovely room to relax and unwind. A staircase takes you up to the first floor MASTER BEDROOM, a light and airy room, being dual aspect with windows to front and rear enjoying breath taking views over neighbouring countryside. There is a GARAGE and GARDEN SHEDS and even your own AIR RAID SHELTER, ideal for storing fruit or wine.

This wonderful property comes to market with NO ONWARD CHAIN, ready and waiting for new owners to love and make memories of their own.

Viewing is highly recommended!!

## Accommodation Comprising

### Entrance Porch

A double glazed front entrance door opens into the porch.

### Hallway

A solid wood door with stain glass feature opens to the hallway, welcoming you in to view this lovely home. Attractive laminate flooring, radiator and feature staircase taking you up to the first floor.

Lounge 12'4" x 11'9" (3.76 x 3.60)



A comfortable lounge with feature fireplace and walk in bay window to front elevation. Radiator and double doors opening to the dining room.

Dining Room 12'4" x 12'6" (3.78 x 3.83)



A light and airy dining room adjoining the kitchen, creating a lovely space for entertaining family & friends. Double glazed window, radiator and door to kitchen.

## Lounge Feature



## Gardens



Adorned with mature trees and shrubbery, the gardens are the just breath taking, the rear is mainly laid to lawn with attractive shrubbery and planting to borders and includes garden sheds and your own air raid shelter, ideal for storing fruit and wind ! A pathway takes you down to adjoining paddock land and open fields beyond, a wondrous outdoor space for all to enjoy.

Breakfast Kitchen 13'10" x 8'3" (4.22 x 2.54)



A country style breakfast kitchen with a range of fitted units to base and walls Complimentary wood block effect work surface incorporating the breakfast bar and tiled splashbacks. Two double

glazed windows, radiator and laminate flooring. A door opens to the conservatory.

Conservatory 11'3" x 10'7" (3.43 x 3.25 )  
Part brick and UPVC construction with polycarbonate roof and double doors opening out to the rear garden.

Sitting /Garden Room/ Bed 3 9'4" x 9'6" (2.86 x 2.9)



A lovely room enjoying wonderful views over the beautiful garden. Feature fireplace, radiator and Double doors opening out to the garden.

Ground Floor Bedroom 11'7" x 10'11" (3.55 x 3.35)



A double bedroom with a range of fitted wardrobes. Walk in bay window to front elevation, laminate flooring and radiator.

Garden Outbuilding



Bathroom 7'1" x 5'11" (2.16 x 1.81)



A family bathroom with panelled bath, overhead shower and screen. Low level W.C. and vanity unit housing the wash basin with useful storage below. Tiled walls and flooring, double glazed window and radiator.

Study 9'4" x 5'9" (2.85 x 1.76)

Wall mounted central heating boiler, double glazed window and radiator.

Master Bedroom & W.C. 16'2" x 14'1" (4.93 x 4.31)



The Master bedroom enjoys breath-taking views over the rear garden, paddock land and

neighbouring fields. There is a door into the W.C with wash basin and toilet and a useful storage cupboard. Two double glazed windows, radiator and laminate flooring

#### Views From First Floor Bedroom



#### Views Out

#### Garage & Driveway



A pebbled driveway provides ample off road parking for several vehicles and leads to the brick built garage with metal up and over door.

#### Rear Bungalow



Tenure  
Tenure is Freehold

EPC  
TBC

Council Tax  
East Riding of Yorkshire Council Tax Band D

#### Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

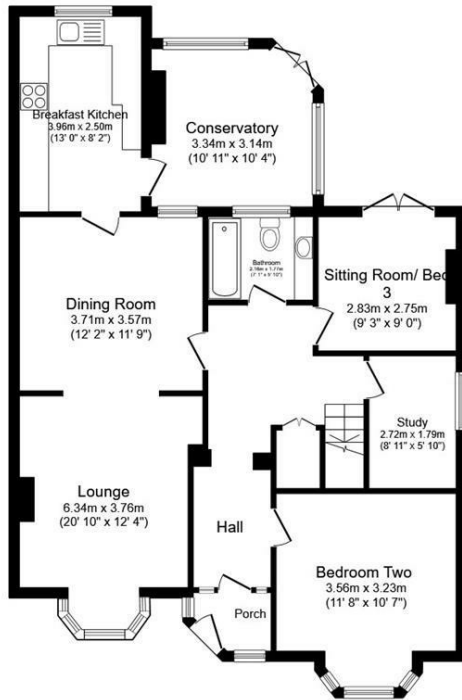
#### Material Information.

Construction - Brick under tiled roof  
Conservation Area - No  
Flood Risk - Very Low  
Mobile Coverage / Signal - O2 Good, EE, Vodafone and Three  
Broadband - Basic 15Mbps/ Ultra 1000Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

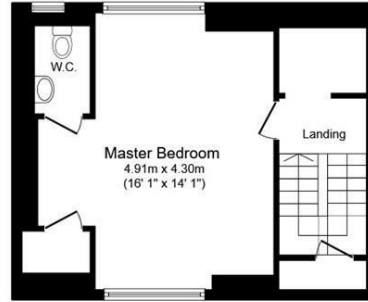
#### Whitakers Estate Agent Declaration.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan



**Ground Floor**  
Floor area 99.1 sq.m. (1,066 sq.ft.)

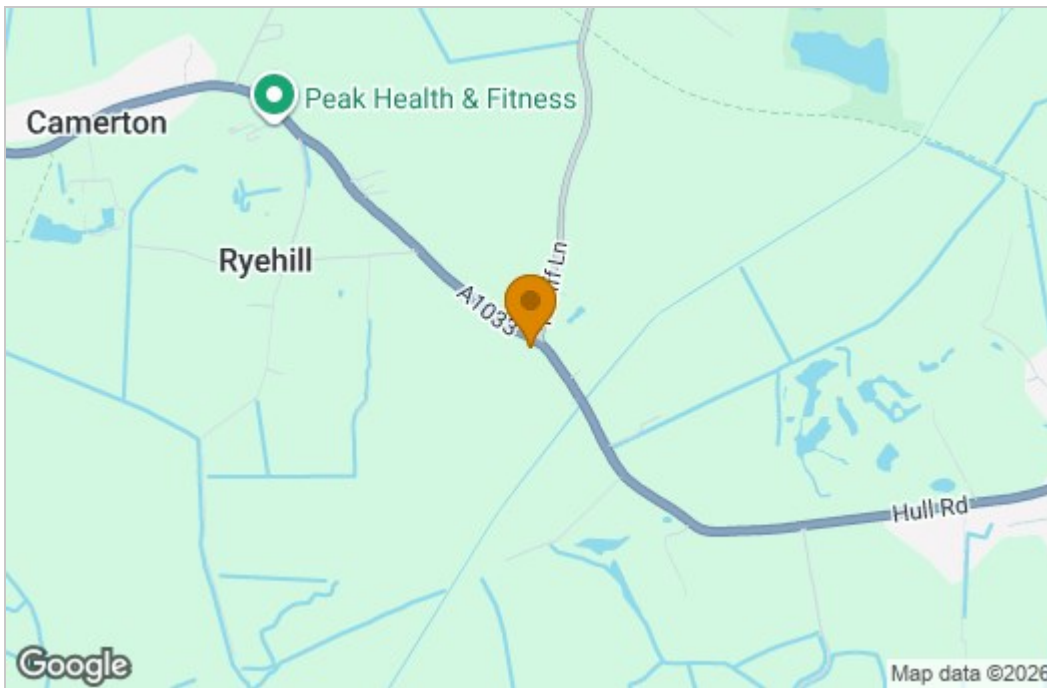


**First Floor**  
Floor area 40.0 sq.m. (431 sq.ft.)

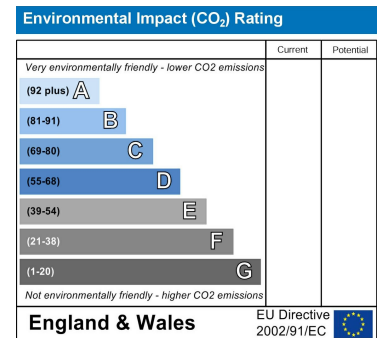
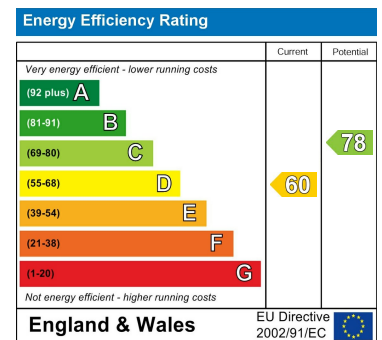
Total floor area: 139.1 sq.m. (1,497 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# 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.