

## Sandsacre Avenue, , Bridlington, YO16 6UG

- Detached Family Home
- Bright & Airy Living Space
- Stylish Contemporary Bathroom With Underfloor Heating
- Downstairs W/C
- Highly Desirable Location
- Three Bedrooms
- Modern Kitchen/Diner With Utility Room
- Beautifully Presented Throughout
- Off-Road Parking & Garage

**Offers Over £280,000**



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## DESCRIPTION

Nestled within the ever-popular Sandesacre development in Bridlington, just a short distance from the picturesque village of Sewerby, this beautifully presented detached family home enjoys a prime position in one of the area's most desirable residential locations. Offering a perfect blend of comfort, style and convenience, the property is ideally suited to modern family living.

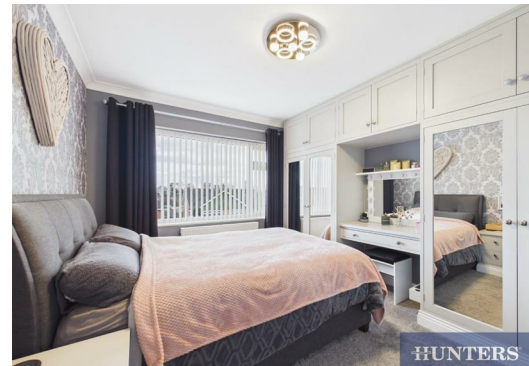
Upon entering the property, you are welcomed by a bright and inviting entrance hall which leads into the front-facing lounge. This cosy yet spacious room benefits from large windows allowing plenty of natural light, along with a charming log burner - perfect for relaxing evenings.

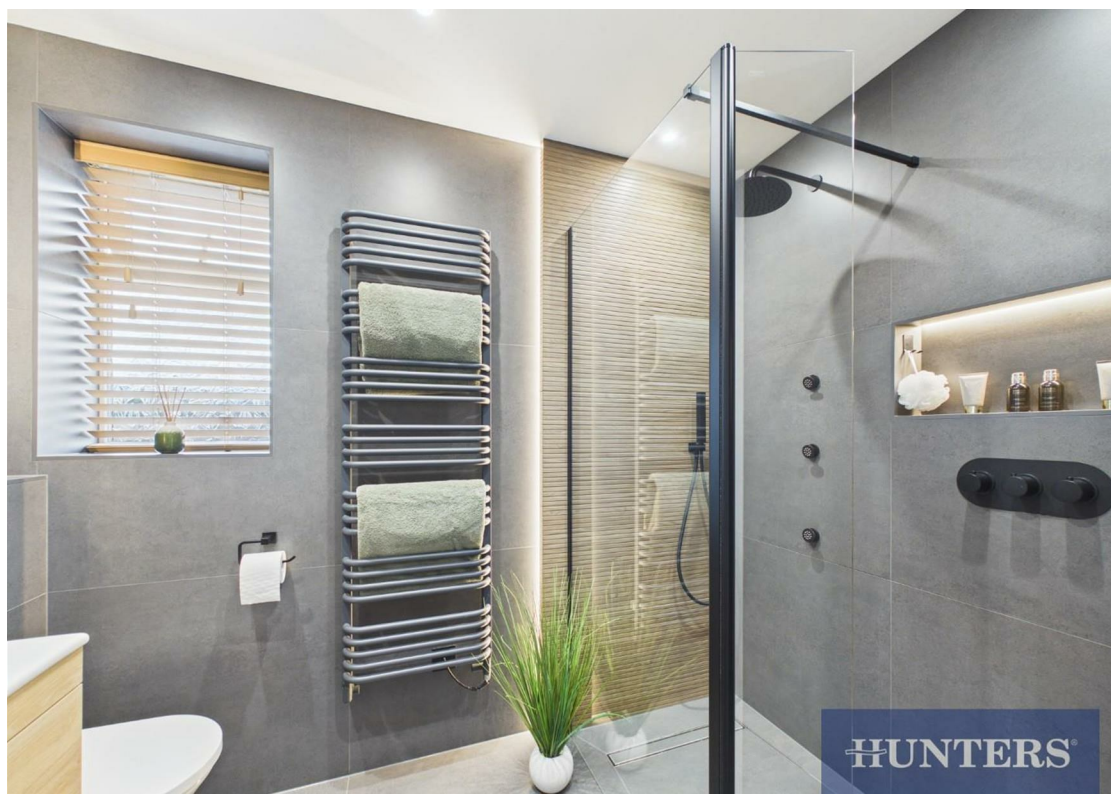
The lounge flows seamlessly into the open plan kitchen/diner, creating a fantastic social space for both family life and entertaining. The kitchen is beautifully presented with a range of modern integrated appliances and ample space for a family dining table. Double doors open out onto the rear garden, enhancing the indoor-outdoor living experience. A useful utility room sits just off the kitchen, providing additional space for essential appliances, along with the added convenience of a downstairs WC.

To the first floor, the property offers three well-proportioned bedrooms, including two generous double rooms and a spacious single bedroom, all ideal for growing families. The family bathroom is finished to a high standard with underfloor heating, featuring a contemporary suite with stylish tiled walls, a walk-in shower, heated towel rail, wash basin w/c.

Externally, the rear garden is beautifully maintained and designed for enjoyment, featuring a decking area, paved seating space and flower borders. To the front, the property benefits from off-road parking and a single garage.

Located in a lovely area, the home is conveniently close to local amenities including a convenience shop, schools, transport links, and Bridlington's North Beach. Schedule a viewing today!







Ground Floor



Floor 1



### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**HUNTERS**

Approximate total area<sup>(1)</sup>

1036 ft<sup>2</sup>  
96.3 m<sup>2</sup>

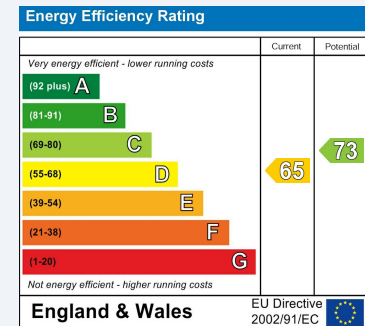
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

