



For Sale £345,000



18 Park Rise, Hunmanby

A rare opportunity to acquire a spacious and individual three-bedroom detached bungalow, quietly positioned within a sought-after cul-de-sac close to the centre of Hunmanby.

The property offers particularly generous accommodation, including an exceptionally spacious lounge/diner nearly 10 metres long, three double bedrooms, two bathrooms, conservatory, modern fitted kitchen and large entrance hall. Externally, there is a resin driveway, detached double garage and an established rear garden backing onto woodland.

Lovingly cared for by the current owner for almost 30 years, the bungalow is now in need of some cosmetic modernisation, offering an excellent opportunity for a new owner to update and personalise the property while retaining its impressive proportions, individuality and enviable setting.

Bungalows of this size and character, in such a location, rarely come to the market.

Offered for sale with vacant possession and no onward chain.

Viewing is highly recommended.



Entrance Hall 1.68m (5'6) x 3.96m (13') + 1.03m (3'5) x 6.08m (19'11)

Welcoming entrance hall with UPVC double-glazed front entrance door leading from the front garden. The hall provides access to the spacious lounge/diner, shower room, all three bedrooms, family bathroom and kitchen. One gas central heating radiator.

Lounge / Diner 9.61m (31'6) x 3.86m (12'8)

A spacious through lounge/diner featuring a bow window overlooking the front garden, with views over the village towards the sea and the surrounding fields. Two UPVC double-glazed windows overlook the side aspect, positioned either side of the gas fire with tiled and wooden surround and slate hearth. Television and telephone points, together with three gas central heating radiators. UPVC double doors lead through to the conservatory.

Kitchen 3.04m (10') x 3.64m (11'11)

A modern fitted kitchen comprising a range of cream wall and base units with wood-effect worktops. Integrated electric oven and grill, gas hob with extractor fan over, and integrated fridge freezer. Space and plumbing are provided for a washing machine and dishwasher. UPVC double-glazed window overlooking the front garden, together with a UPVC double-glazed side entrance door providing access to the driveway. Door leading to the entrance hall. Laminate flooring.

Conservatory 3.79m (12'5) x 2.93m (9'7)

A UPVC double-glazed conservatory with a door providing access to the rear garden and patio. UPVC double-glazed French doors lead through to the lounge/diner. Gas central heating radiator and ceiling fan with light.

Bedroom One 3.64m (11'11) x 3.77m (12'4)

A well-proportioned double bedroom featuring a UPVC double-glazed window overlooking the rear garden. Gas central heating radiator, television point and full-length built-in wardrobes providing excellent storage.

Bedroom Two 3.34m (10'11) x 3.63m (11'11)

UPVC double-glazed window overlooking the front garden and gas central heating radiator.

Bedroom Three 2.76m (9'1) x 3.63m (11'11)

A further well-proportioned bedroom with full-length built-in wardrobes and airing cupboard. Gas central heating radiator and UPVC double-glazed window overlooking the rear garden.

Bathroom 2.07m (6'9) x 2.02m (6'8)

A three-piece bathroom suite comprising corner Jacuzzi-style bath, pedestal wash hand basin and low-level WC. Part-tiled walls, UPVC double-glazed window overlooking the driveway and gas central heating radiator.

Shower Room 3.79m (12'5) x 1.32m (4'4)

A three-piece suite comprising pedestal wash hand basin, low-level WC and enclosed shower cubicle. Part-tiled walls and UPVC double-glazed window overlooking the rear garden. Gas central heating radiator and useful large storage cupboard.

Detached Double Garage 4.65m (15'3) x 5.8m (19'0)

A detached double garage benefiting from power and lighting, two UPVC double-glazed windows overlooking the garden and a rear courtesy door. The garage also benefits from a recently installed fibreglass roof.

Outside

The property is approached via a well-maintained lawned front garden, with a resin driveway and pathway leading to the front entrance and continuing around the side of the bungalow. The driveway provides access to the detached double garage.

To the rear, the property enjoys a generous and well-established garden featuring a large patio area, conveniently accessed from the conservatory. Steps lead from the patio up to a further lawned area, surrounded by mature planting and established borders. The garden also benefits from a vegetable patch and greenhouse.

The rear boundary adjoins woodland and is enclosed by fencing, creating a private and secure garden area.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Ref: 13747

For more information, please contact

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