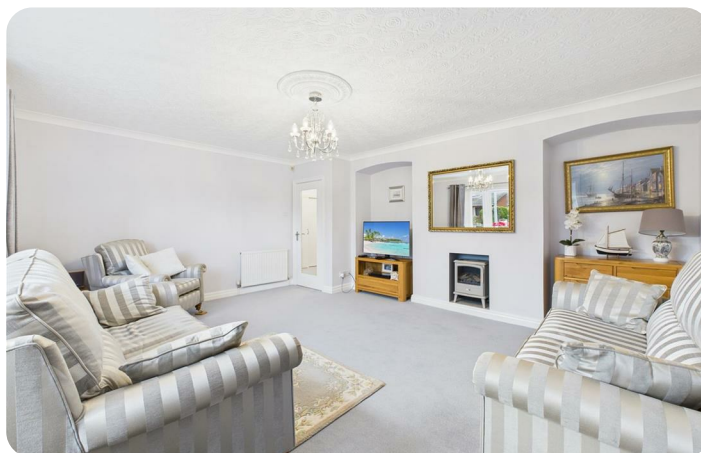




35 Keppel Drive, Bridlington, YO16 6ZD

Price Guide £425,000



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Welcome to the desirable area of Keppel Drive, Bridlington, a stunning detached bungalow.

The property boasts a generous layout of well-designed space, featuring two inviting reception rooms, two/three well-proportioned bedrooms, one currently used as a dining room and two contemporary bathrooms, making it an ideal home for those seeking single-level living.

The current owner has fully renovated the bungalow, ensuring that the kitchen and bathrooms are equipped with modern fixtures and finishes.

The property sits on a good-sized plot, providing extensive parking. The private rear garden offers a retreat, perfect for enjoying sunny afternoons or entertaining guests.

Located just off Martongate, this bungalow is in a prime position with easy access to essential amenities. Residents will appreciate the proximity to a local library, a inn/restaurant, supermarket, and various bus service routes, making daily life convenient.

This property truly must be viewed to appreciate the quality and space on offer.

Don't miss the opportunity to make this property your own.

Entrance:

Upvc double glazed door into side porch, door into the garage, central heating radiator and upvc double glazed door onto the garden.

Utility:

9'9" x 6'8" (2.98m x 2.05m)

Fitted with a range of modern base and wall units, granite worktops, composite sink unit, plumbing for washing machine, upvc double glazed window and central heating radiator.

Kitchen/diner:

11'10" x 9'9" (3.63m x 2.98m)

Fitted with a range of modern base and wall units, granite worktops, electric oven, gas hob with extractor over. Integrated fridge/freezer, upvc double glazed window and central heating radiator.

Inner hall:

Built in cloaks cupboard, built in storage cupboard, central heating radiator and access to a boarded loft space with gas combi boiler.

Lounge:

17'8" x 13'4" (5.41m x 4.08m)

A spacious front facing room, upvc double glazed bay window and two central heating radiators.

Sun room:

11'2" x 5'7" (3.41m x 1.72m)

A front facing room, upvc double glazed window, central heating radiator and upvc double glazed French doors onto the garden.

Dining room/bedroom:

11'9" x 9'10" (3.59m x 3.01m)

A rear facing room currently used as a dining room, upvc double glazed window and central heating radiator.

Bedroom:

13'6" x 11'10" (4.14m x 3.61m)

A spacious front facing double room, built in wardrobes and cupboards. Upvc double glazed bay window and central heating radiator.

En-suite:

9'11" x 5'10" (3.03m x 1.78m)

Comprises a modern suite, large walk in shower cubicle with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

Bedroom:

11'9" x 11'8" (3.59m x 3.57m)

A rear facing double room, built in wardrobes and drawers. Upvc double glazed window and central heating radiator.

Bathroom:

7'8" x 5'11" (2.35m x 1.81m)

Comprises bath with shower attachment, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is walled garden with lawn and borders of shrubs and hedges.

Private paved driveway with extensive parking leading to the garage.

Garden:

To the rear of the property is a good size, private established garden. Paved patio with gazebo to lawn with well stocked borders of shrubs and bushes.

Two outbuildings, one for storage and one wc.

Garage:

22'6" x 11'11" (6.86m x 3.64m)

Electric roller door, power and lighting.

Notes:

New double glazing 2025

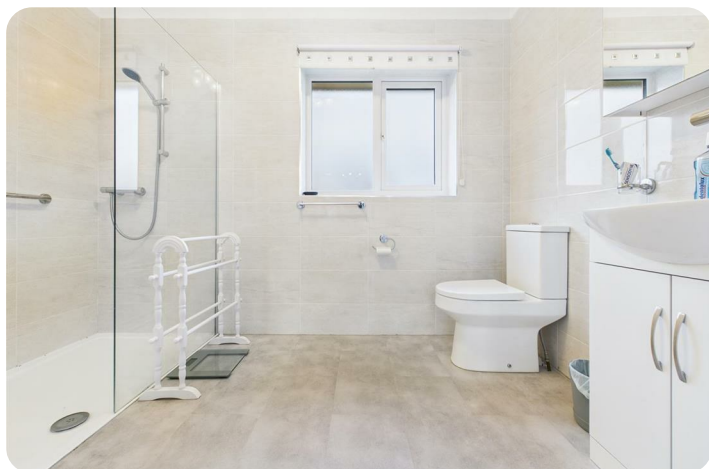
Council tax band: D

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



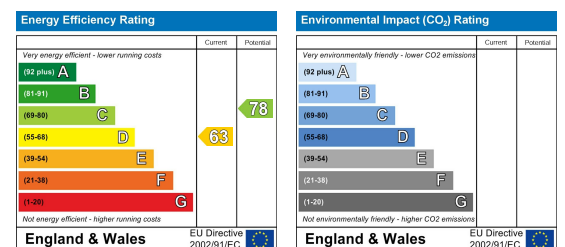
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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