



**Little Acorn, 187a Queensgate, Bridlington, YO16 7JE**

**Price Guide £275,000**



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Welcome to Queensgate in the coastal town of Bridlington. A modern three-bedroom detached house, built in 2017.

The property boasts a modern kitchen/diner and a spacious reception room, ideal for both relaxation and entertaining. Alongside three well-proportioned bedrooms that provide ample space for family living or guest accommodation.

The house is thoughtfully designed, featuring a contemporary layout that maximises natural light and enhances the overall living experience. The bathroom is well-appointed, catering to the needs of a modern household. Additionally, the property includes parking for two vehicles, a valuable asset.

Situated on the north side of Bridlington, the home overlooks Queensgate Park. Residents will appreciate the proximity to a variety of local amenities, including a parade of shops on Flamborough Road, ensuring that everyday essentials are just a short stroll away. The north beach and town centre are easily accessible.

This property is an excellent choice for those seeking a contemporary home, making it a must-see for potential buyers.

### Entrance:

Composite door into a bright and spacious inner hall that immediately sets the tone for the home. The sleek tiled flooring runs seamlessly throughout, giving the space a contemporary feel. Under-stairs storage cupboard, upvc double glazed window and central heating radiator.

### Wc:

5'7" x 3'1" (1.71m x 0.96m)

Wc, wash hand basin, extractor, extractor and ladder radiator.

### Lounge:

17'8" x 13'9" (5.40m x 4.20m)

A spacious front facing room that enjoys views across to Queensgate Park, upvc double-glazed bow window, two central heating radiators and upvc double-glazed patio doors open directly onto the garden, creating a seamless indoor-outdoor flow.

### Kitchen/diner:

15'1" x 9'5" (4.60m x 2.88m )

A beautifully appointed kitchen showcasing a range of contemporary base and wall units, electric double oven, induction hob with stainless-steel extractor over. The composite sink features an instant hot-water tap, integrated appliances include a fridge/freezer, dishwasher, and washing machine. A generous larder cupboard provides excellent storage, gas combi boiler, upvc double-glazed window, central heating radiator and upvc double-glazed door opens directly onto the garden.

### First floor:

11'5" x 4'3" (3.48m x 1.31m)

A sky lantern which floods in natural light.

### Bedroom:

17'0" x 10'0" (5.20m x 3.06m)

A front facing double room that enjoys views across Queensgate Park, two upvc double glazed windows and central heating radiator.

### Bedroom:

9'11" x 8'7" (3.03m x 2.64m)

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

### Bedroom:

12'4" x 7'10" (3.76m x 2.39m)

A front facing single room that enjoys views across Queensgate Park, built in storage cupboard, upvc double glazed window and central heating radiator.

### Bathroom:

A beautifully designed, contemporary suite featuring a generous walk-in shower with a plumbed rainfall head and additional handheld attachments. Wc, modern wash basin with vanity

storage, floor tiled, wall panelling, extractor, sky lantern for natural light, and central heating radiator.

### Exterior:

To the front of the property is a private block paved parking area and gated side access to the garden.

### Garden:

To the rear and side of the property lies a beautifully low maintenance garden. Paved patio offers the perfect spot for outdoor dining, leading down to a charming Indian stone courtyard framed with gravel borders, established plants. A timber-framed summer house creating an ideal retreat, a timber built shed and water point.

### Notes:

Council tax band- B

Property has recently had a new roof which comes with 25 year guarantee.

Solid Oak doors through out

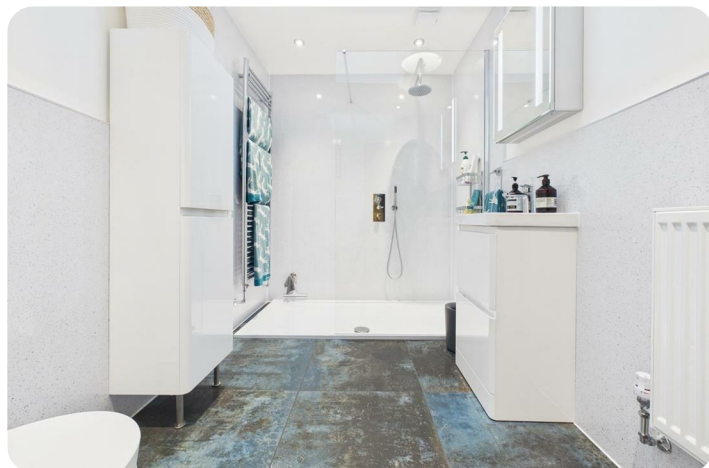
### General Notes:

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.

### 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.



Road Map

Hybrid Map

Terrain Map



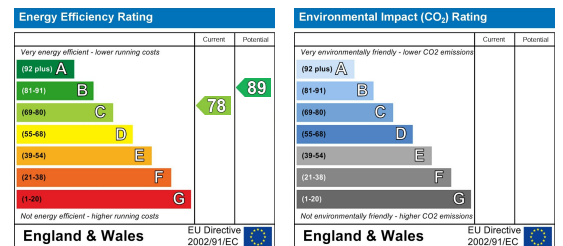
## Floor Plan



## 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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