



3 Chestnut Close
Bridlington
YO16 6YT

GUIDE PRICE

£289,000

4 Bedroom Detached House

Ulllyotts
Estate Agents

01262 401401



Garden

 4
  2
  1
  Garage, Off Road Parking
  Gas Central Heating

3 Chestnut Close, Bridlington, YO16 6YT

A well-presented four-bedroom detached home, ideally situated in a cul-de-sac on the sought-after Sandsacre Estate. The property offers a light and airy lounge, separate dining room, fitted kitchen, and a convenient downstairs WC. To the first floor are four well-proportioned bedrooms and a family bathroom. Externally, the home benefits from both front and rear gardens, off-road parking, and a garage. Perfect for adding your own stamp, this property presents an excellent opportunity for family living.

The property is situated in a quiet cul-de-sac location within the Sandsacre area, located on the north side of Bridlington between Sewerby Road and Martongate, offers a highly desirable residential setting with excellent local amenities. Families are well served by the catchment for Martongate Primary School and Headlands School, providing convenient access to both primary and secondary education. The area benefits from its own local shopping centre at Sandsacre, including a Morrisons

Daily with Post Office, bakery and hairdresser, as well as nearby amenities such as the North Library, Co-op supermarket, and the popular Friendly Forester pub and eatery on Martongate. Within easy walking distance, residents can enjoy the charming village of Sewerby, Sewerby Hall and Gardens, the scenic North Side beach, and picturesque cliff-top walks towards Sewerby or along the promenade into Bridlington town centre.

Bridlington is a welcoming seaside town on the East Yorkshire coast, offering an appealing blend of family-friendly attractions and natural coastal beauty. Its award-winning sandy beaches, lively promenade, and traditional seaside charm create a vibrant atmosphere throughout the year. Families can enjoy boat trips from the historic harbour, a modern leisure centre, and a wide variety of shops, cafés, and restaurants. Bridlington is not only a wonderful coastal destination, but also a highly desirable place to call home.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

7' 3" x 5' 3" (2.23m x 1.61m)

The property is entered through a side uPVC door into the entrance hall, which benefits from wood-effect laminate flooring, a side window allowing natural light, coving, a radiator, and doors leading to all rooms.

LOUNGE

20' 0" x 11' 6" (6.11m x 3.53m)

The bright and airy lounge enjoys a south-facing aspect and features a bow window to the front elevation, along with an elegant arched feature window allowing plenty of natural light. The room also benefits from two radiators, coving, and a feature fireplace with an electric fire in situ.

DINING ROOM

13' 4" x 8' 7" (4.08m x 2.64m)

The dining room enjoys pleasant views of the rear garden via sliding uPVC doors, which also open out to the garden. Additional features include a radiator, understairs storage cupboard, serving hatch from the kitchen, coving, two light points, and stairs leading to the first floor.

KITCHEN

10' 7" x 10' 6" (3.24m x 3.22m)

The kitchen offers a range of wall, base, and drawer units with worktops over and a tiled splashback, finished with varnished floorboards. The room also houses a wall-mounted gas central heating boiler and includes a radiator. There is space for appliances such as an oven, washing machine, and dishwasher, with a stainless steel sink and drainer positioned beneath a rear-facing window.

WC

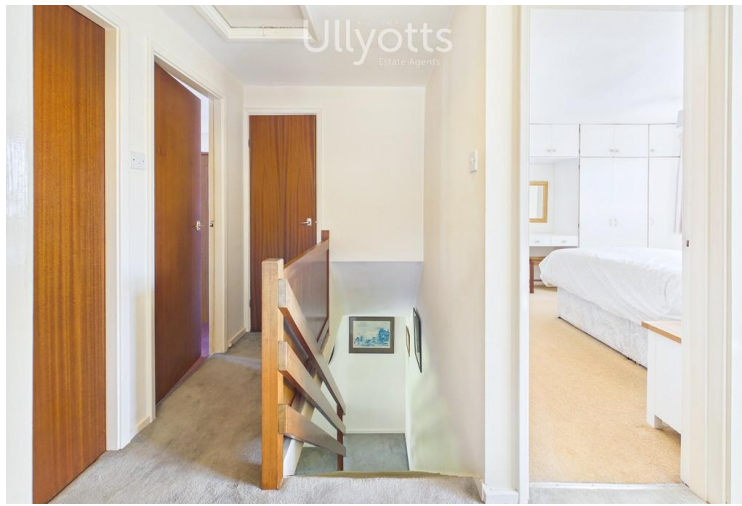
4' 7" x 3' 7" (1.40m x 1.11m)

The ground floor WC offers a window to the side elevation, wood effect laminate flooring a wash hand basin with tiled splashback and a WC.

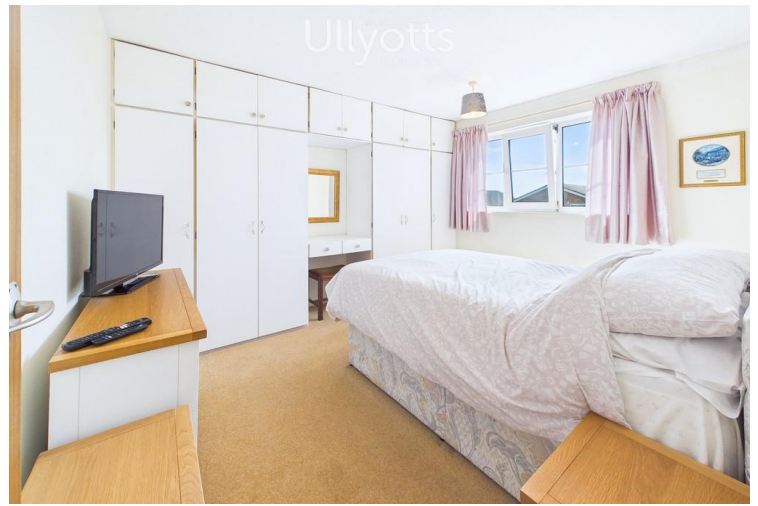
FIRST FLOOR LANDING

8' 5" x 2' 11" (2.57m x 0.89m)

The landing features a loft hatch and doors leading to all rooms. A large storage cupboard provides excellent additional space and would lend itself well to being used as a walk-in wardrobe.



Landing



Bedroom 1



Bedroom 2



Bedroom 3

BEDROOM 1

11' 9" x 10' 8" (3.60m x 3.27m)

The master bedroom enjoys a south-facing window to the front elevation, filling the room with natural light. It also features a radiator, fitted wardrobes, and a useful dressing area with additional storage.

BEDROOM 2

10' 7" x 9' 8" (3.23m x 2.97m)

The second bedroom offers a rear-facing window, varnished floorboards, fitted wardrobes providing useful storage, and a radiator.

BEDROOM 3

10' 7" x 9' 8" (3.23m x 2.97m)

The Third bedroom benefits from a rear-facing window providing natural light, along with a radiator.

BEDROOM 4

9' 0" x 8' 8" (2.75m x 2.66m)

The Fourth bedroom is another double room and benefits from a fitted wardrobe, a front-facing window with a very partial sea view, and a radiator.

BATHROOM

8' 2" x 5' 4" (2.51m x 1.65m)

The family bathroom features a side-facing window allowing for natural light and ventilation. It is fitted with a wash hand basin, WC, and corner bath, complemented by partially tiled walls and a radiator.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE / PARKING

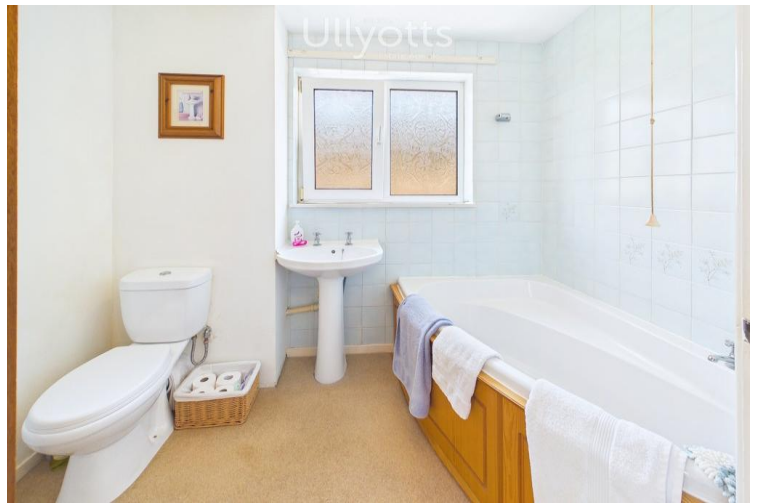
The garage is fitted with an up-and-over door and benefits from power. A side driveway leads to the garage and provides convenient off-street parking.

GARDENS

The property benefits from an attractive front garden, mainly laid to lawn and well maintained, with mature shrubs and colourful planted borders adding curb appeal.



Bedroom 4



Bathroom



Garden



Garage

The rear garden is also well presented, with a neat paved patio leading onto a tidy lawn framed by mature shrubs and small trees.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - D

ENERGY PERFORMANCE CERTIFICATE – RATED C

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being

extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

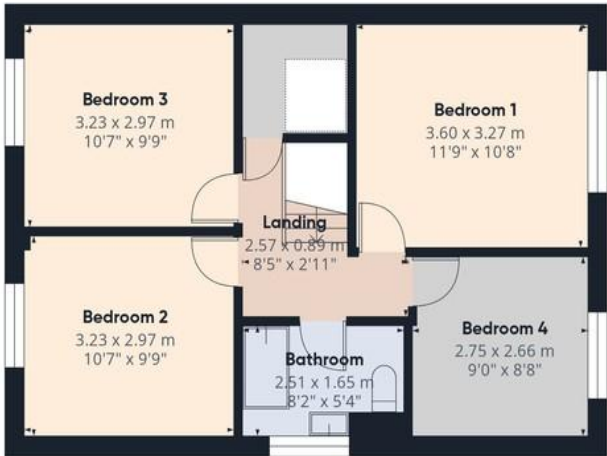
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (99.1m2). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

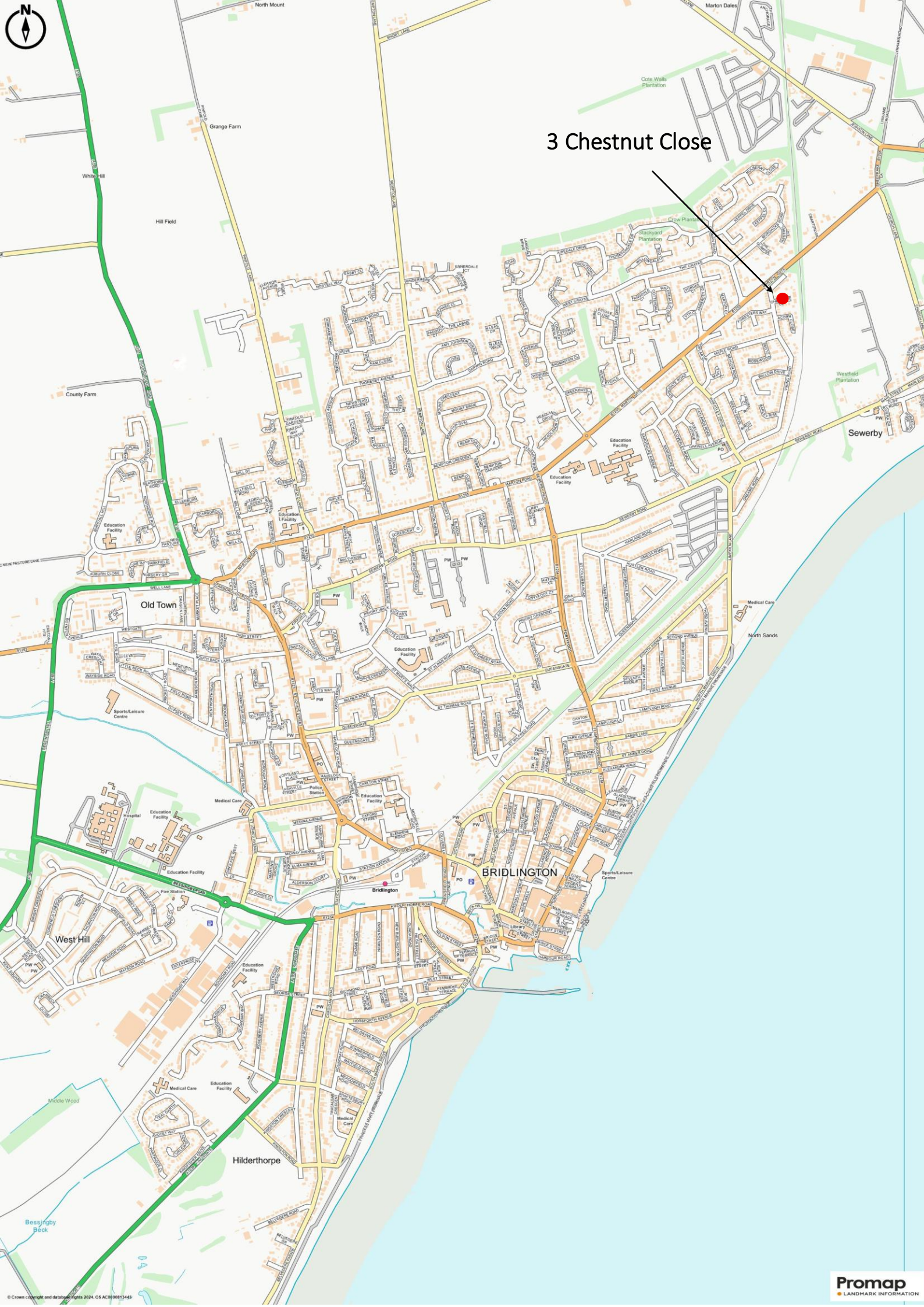
Approximate total area^m
99.1 m²
1066 ft²

(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





3 Chestnut Close

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