







Kemp Nook, Bridlington, YO16 6AX

- Detached Home Built Within Recent Years
- Two Modern Bathrooms
- Utility Room & Downstairs W/C
- Off-Road Parking & Single Garage
- Desirable Location
- Three Bedrooms
- Beautiful Kitchen With Island
- Generous Landscaped Rear Garden
- EV Car Charging Point

Asking Price £285,000

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A beautifully presented, detached home set within a sought-after modern development, ideally positioned on a quiet cul-de-sac just a short walk from Bridlington town centre.

This stunning property offers stylish and well-proportioned accommodation throughout and benefits from the remainder of its NHBC warranty, making it an ideal purchase for buyers seeking both comfort and peace of mind.

The ground floor comprises a welcoming entrance hallway leading into a spacious bay-fronted living room, providing a cosy yet elegant space to relax. To the rear, the heart of the home is a superb shaker-style kitchen/diner, complete with a central island and ample space for dining and entertaining. Patio doors open directly onto the beautifully landscaped rear garden, seamlessly blending indoor and outdoor living. A useful utility room and ground floor WC complete the accommodation.

To the first floor, the property offers three well-proportioned bedrooms, with the main bedroom enjoying generous dimensions. There is also a modern family bathroom, finished to a high standard.

Externally, the property continues to impress. To the front, there is a block-paved driveway providing off-road parking, an EV charger, and access to the garage. The rear garden has been thoughtfully landscaped to create a stunning outdoor space, featuring a large seating area, well-maintained lawn, and attractive raised borders - perfect for entertaining or enjoying the warmer months.

Situated in a popular and convenient location, this home benefits from excellent transport links, nearby schools, and a wide range of local amenities. Beautiful countryside walks are also just moments away, offering the best of both town and rural living.

A truly exceptional home that must be viewed to be fully appreciated.









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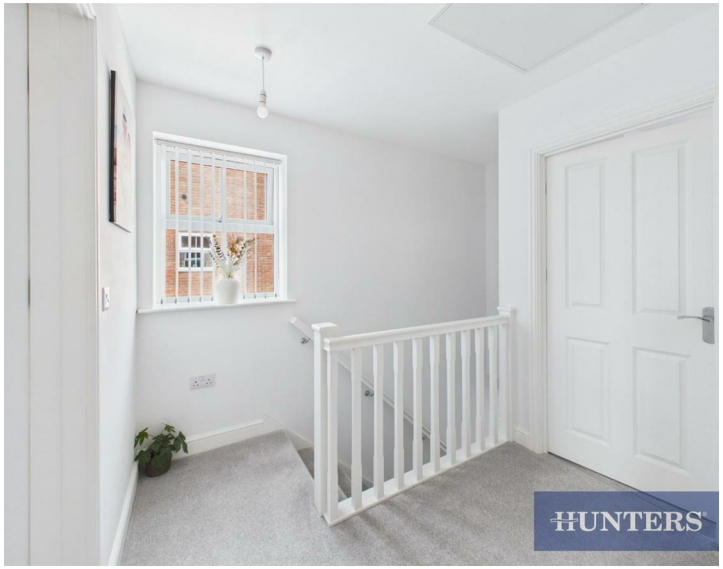












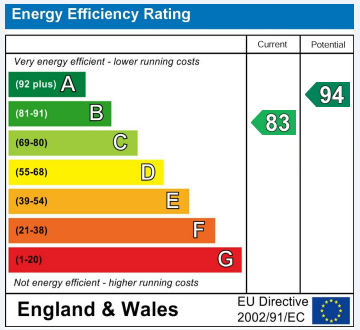
HMRC Disclaimer - Bridlington

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



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.

Viewings

Please contact 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.

The Property Ombudsman

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