



3 Water Lane, Flamborough, YO15 1PN

Price Guide £269,950



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Welcome to Water Lane in Flamborough, this semi-detached dormer bungalow presents a unique opportunity for those seeking a spacious and versatile home.

With three well-proportioned bedrooms and a loft room that can serve as an additional bedroom, this property is perfect for families or those looking for extra space.

The heart of the home is a modern kitchen/diner, creating an inviting space for both relaxation and entertaining. The reception rooms offer further flexibility, allowing you to tailor the layout to suit your lifestyle. Each room is well presented throughout, ensuring that you can move in with ease.

The bungalow boasts two bathrooms, providing convenience for family living or guests.

Situated in one of the most sought after locations in Flamborough village, close to the church and a matter of yards from the stile leading to open fields and cliff top walks. Also convenient the main village centre where there are ample facilities local shops, supermarket, public houses and restaurants. Flamborough has a recreation ground with cricket, football and tennis clubs. There is also a separate Bowling club, public library, village hall, W.I and church hall which all add to making the area a popular choice for buyers, and you can leave the car at home if you want as a regular bus service is in operation to Bridlington.

This property is deceptively spacious, and a viewing is essential to truly appreciate all that it has to offer.

Whether you are looking for a family home or a peaceful retreat, this bungalow on Water Lane is a must-see. Don't miss the chance to make it your own.

Entrance:

Upvc double glazed side door leads directly into the kitchen.

Kitchen:

25'11" x 11'0" (7.92m x 3.37m)

A spacious kitchen/dining/living area fitted with a range of modern wooden base and wall units, solid wood worktops, composite one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, tiled floor, gas boiler, integrated fridge, upvc double glazed window, central heating radiator and upvc double glazed door into the conservatory.

Dining/living area:

Log burning stove, tiled floor, upvc double glazed window, central heating radiator and staircase to the first floor.

Upvc conservatory:

19'9" x 9'6" (6.04m x 2.92m)

Over looking the garden, stone tiled flooring and upvc double glazed door.

Inner hall:

Built in storage cupboard.

Lounge:

13'11" x 12'8" (4.25m x 3.87m)

A front facing room, inset log burning stove with oak beam, upvc double glazed window and central heating radiator.

Bedroom:

11'6" x 8'11" (3.51m x 2.73m)

A rear facing room currently used as a sitting room, central heating radiator and upvc double glazed patio doors into the conservatory

Bathroom:

8'3" x 7'7" (2.53m x 2.33m)

Comprises a modern suite, free standing bath with shower attachment, wc and wash hand basin. Fully wall tiled, floor tiled, two upvc double glazed windows and column radiator.

First floor:

Built in storage cupboard.

Loft Room:

19'8" x 9'6" (6.00m x 2.92m)

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

Bedroom:

10'3" x 9'9" (3.13m x 2.99m)

A rear facing double room, upvc double glazed window.

Bedroom:

12'10" x 8'7" (3.93m x 2.62m)

A front facing double room, velux window.

Bathroom:

6'7" x 5'5" (2.03m x 1.67m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, velux window and central heating radiator.

Exterior:

To the front of the property is a enclosed garden with lawn, well-established borders featuring a variety of hedges, shrubs and bushes.

To the side elevation is a private driveway with ample parking and access to the rear garden.

Garden:

To the rear of the property is a private, south facing garden. The garden features an Indian stone paved patio area leading to lawn, complemented by raised borders planted with a variety of shrubs and bushes. Additional features include an outside water point, log store, and outbuilding for storage benefiting from power and lighting.

Garage:

18'0" x 10'6" (5.50m x 3.21m)

A brick built garage with up & over door and power & lighting.

Notes:

Council tax band: C

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

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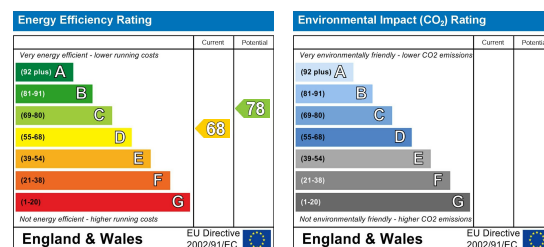


Floor Plan



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.



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.