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**8 Flaen Road, Flamborough, YO15 1QF**

**Offers In The Region Of £415,000**



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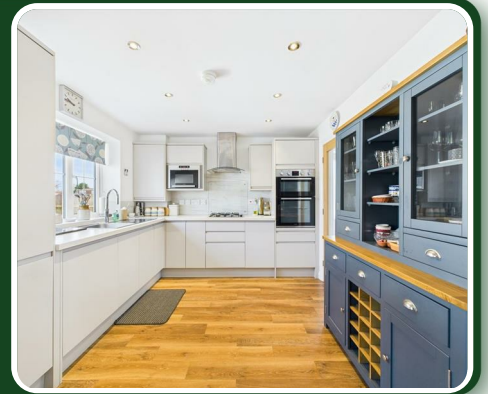
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# 8 Flaen Road

Flamborough, YO15 1QF

## Offers In The Region Of £415,000



Welcome to Flaen Road in the village of Flamborough, this spacious detached property offers a unique opportunity for those seeking a tranquil lifestyle.

Individually designed by a local builder in 2018, the property boasts an impressive layout with three reception rooms, three bedrooms and two bathrooms providing ample space for both relaxation and entertaining.

The property is thoughtfully designed throughout, featuring contemporary finishes that enhance its appeal.

One of the standout features of this home is the stunning open countryside views that can be enjoyed from various vantage points within the property. Making it an ideal retreat for retirement or simply a quiet life away from the hustle and bustle.

For those with vehicles, the property offers parking ample parking, ensuring that you and your guests will never be short of space.

In summary, this detached house on Flaen Road is a remarkable find, combining modern living with the beauty of the surrounding countryside. It is a perfect choice for anyone looking to embrace a relaxed lifestyle in a picturesque setting.

### Entrance:

Upvc double glazed door into spacious inner hall, oak flooring, built in storage cupboard housing hot water store and central heating radiator.

### Bedroom/office:

9'7" x 7'10" (2.94m x 2.39m)

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

### Wc:

5'9" x 4'7" (1.76m x 1.40m)

Wc, wash hand basin with vanity unit, oak flooring, upvc double glazed window and stainless steel ladder radiator.

### Lounge/diner:

10'4" x 34'8" (3.17m x 10.59m)

A spacious double aspect room, electric fire in a marble surround, upvc double glazed bay window, two upvc double glazed windows, two central heating radiators and double doors into the dining room.

### Kitchen:

9'9" x 9'6" (2.98m x 2.92m)

Fitted with a range of modern base and wall units, electric double oven, gas hob with stainless steel extractor above, integrated microwave, dishwasher and fridge/freezer. Gas combi boiler, oak flooring, upvc double glazed window and archway into the dining room.

### Utility:

5'9" x 5'2" (1.76m x 1.58m)

Fitted with a range of modern base and wall units, plumbing for washing machine, space for a tumble dryer, extractor, oak flooring, upvc double glazed window and upvc double glazed door to the side elevation.

### Dining room:

11'5" x 8'8" (3.50m x 2.65m)

Oak flooring, central heating radiator and upvc double glazed french doors into the conservatory.

### Upvc conservatory:

8'1" x 8'11" (2.48m x 2.73m)

Over looking the garden, open views over the countryside.

### First floor:

Spacious landing, velux window.

### Bedroom:

12'1" x 21'7" (3.70m x 6.59m)

A spacious rear facing double room, two upvc double glazed windows with open views of the countryside and central heating radiator.

### En-suite:

5'9" x 6'8" (1.76m x 2.04m)

Comprises a modern suite, bath with plumbed shower over, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, extractor and stainless steel ladder radiator.

**Bedroom:**

9'10" x 21'6" (3.00m x 6.57m )

A spacious rear facing double room, two upvc double glazed windows with open views of the countryside and central heating radiator.

**Bathroom:**

5'9" x 8'9" (1.77m x 2.68m )

Comprises a modern suite, walk in shower with plumbed shower, wc and wash hand basin with vanity unit. Part tiled, shower panelling, extractor, upvc double glazed window and stainless steel ladder radiator.

**Exterior:**

To the front of the property is a open plan garden with lawn.  
To the both side elevations is private block paved driveways with ample parking one leading to the double garage.

**Garden:**

To the rear of the property is a private fenced garden. Paved patio to lawn with borders of pebbles and bushes.

**Double garage:**

A brick built garage, power lighting.

**Notes:**

Council tax band: E

**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



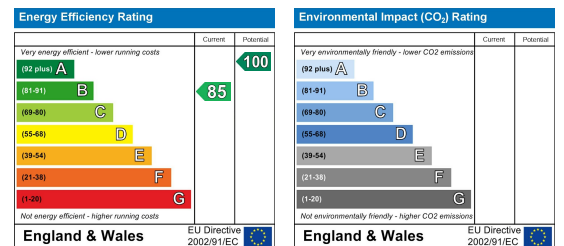
## Floor Plan



## 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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