

Whitakers

Estate Agents



12 Bridge Bungalows Main Road, Burstwick, HU12 9JS

£372,400

PREPARE TO BE WOWED... BY THIS EXTENSIVE, CHARMING PROPERTY, LOVINGLY ENHANCED AND TASTEFULLY STYLED THROUGHOUT, VIEWING IS AN ABSOLUTE MUST!
Enjoying the enviable setting of Bridge Bungalows on the outskirts of Burstwick is this Charming Chalet Style Bungalow, lovingly ENHANCED and tastefully styled throughout, seamlessly combines CHARM and character with an impeccable, contemporary interior.

Drive onto pebbled forecourt, adorned with beautiful mature trees and you'll know you have found your new home.!

Steps take you up to the front entrance door, opening to welcome you in to view this wonderful family home. Once inside the property offers generously proportioned and versatile accommodation. There are TWO DOUBLE BEDROOMS on the ground floor, one is currently being used as the HOME OFFICE/ STUDY and a fully tiled SHOWER ROOM with W.C. There is a comfortable LIVING ROOM with feature fireplace and LOG BURNING STOVE, lovely to cosy up to on those cold winter evenings. French Doors open into the stunning GARDEN ROOM, a wonderful light and airy room to relax and take in the delights of the garden. At the heart of this home is a fabulous OPEN PLAN DINING KITCHEN, well designed for the culinary member of the family, perfect for entertaining family & friends. To the rear of the kitchen the BOOT/ CLOAK ROOM, an ideal spot for that morning coffee when you come in from tending the gardens.

There are TWO BEDROOMS and a lavish FAMILY BATHROOM, tastefully styled and a practical space for the families requirements.

The GARDENS are just spectacular, mainly laid to lawn, adorned with beautiful mature trees and shrubbery. There are paved patio areas around the garden and an attractive pergola, creating ample seating areas, ideal for family gathering's , a wonderful outdoor area for children to play and discover all the delights that nature has to offer.

Viewing is highly recommended !

Accommodation Comprisiing

Entrance & Hallway

Steps lead up to the front entrance door, opening to welcome you in to view this lovely home. Solid Oak doors open to the ground floor accommodation.

Living Room 14'7" x 12'11" (4.45 x 3.95)



A comfortable living room with feature fireplace and log burning stove, lovely to cosy up to on those cold winter evenings. Radiator and French doors opening to the Garden Room.

Living Room Feature



Garden / Sitting Room 16'2" x 10'10" (4.94 x 3.32)



A wonderful addition to this property is the

Garden/Sitting room, light and airy with Velux windows to the ceiling allow ample light to flow through and bi fold doors opening out to bring in the wonderful outdoors. A lovely room to sit and enjoy the garden.

Open Plan Dining Kitchen



A fabulous open plan layout incorporating the kitchen with central island feature and dining area, perfect for the culinary member of the family, perfectly designed for entertaining family & friends.

Kitchen 13'2" x 14'4" (4.02 x 4.39)



An impressive range of high gloss units with solid wood block work surface and tiled splashbacks. Integrated appliances include a dishwasher, washing machine and fridge freezer. Built in double oven and microwave, ceramic sink with mixer tap and drainer. Central island feature with induction hob and stainless steel extractor hood above with built in wine cooler and space for chairs, well designed for those who love to cook and entertain. Double glazed window and patio doors open to boot room. Door to garden room and laminate flooring. Open to the dining area.

Dining Area 12'10" x 9'11" (3.92 x 3.03)



Open from the kitchen, the dining area has ample space for table & chairs. Feature wooden staircase with ambient lighting, creates a warm ambiance to this area, ideal for diner parties and gatherings.

Kitchen Feature

Kitchen Island Feature



Home Office/ Bedroom Two 13'2" x 11'9" (4.03 x 3.59)



A double bedroom, currently used as the home office/ study, tastefully styled with feature fireplace and neutral deco creating a calming work space. Double glazed, walk in bay window to front elevation and radiator.

Boot/ Cloak Room 10'2" x 5'6" (3.11 x 1.68)



The boot / cloak room is to the rear of the property, just off the kitchen with double doors opening out onto the garden, a perfect spot for your morning coffee when coming in from tending the gardens.

Bedroom One Ground Floor 12'5" x 11'5" (3.79 x 3.49)



A double bedroom with feature wall covering that brings the outdoors in with a double glazed window to front elevation, enjoying open views of mature trees. Radiator and space for bedroom furniture.

Ground Floor Shower Room W.C.



Tiled shower room with shower cubicle, low level

W.C. and vanity unit housing the wash basin with useful storage drawers below. Double glazed obscure window, towel heater and vinyl flooring.

Bedroom Three



Located on the first floor, bedroom three has a double glazed window to front elevation, enjoying views over neighbouring countryside. Radiator and space for bedroom furniture

Bedroom Four 12'11" x 9'3" (3.96 x 2.84)



A double bedroom located on the first floor with a double glazed window to the rear elevation enjoying breath-taking views over the rear garden and neighbouring fields beyond. Radiator and space for bedroom furniture.

Family Bathroom



A lavish family bathroom with brick pattern tiling to splashbacks and attractive flooring. P shape bath with overhead rain & hand held shower and glazed screen. Low level W.C. and vanity unit housing the wash basin with useful storage below. Double glazed window, towel heater and useful storage cupboard into eaves.

Outside

Garage & Parking

There is a pebbled driveway to the front of the property providing ample off road parking for several vehicles. Timber gated access to the garage with metal up and over door.

Gardens



The gardens are just spectacular, mainly laid to lawn, adorned with beautiful mature trees and shrubbery. There are paved patio areas around the garden and an attractive pergola, creating ample seating areas, ideal for family gathering's, a wonderful outdoor area for children to play and discover all the delights that nature has to offer.

Garden Seating Area

Garden Pergola



Rear of Property & Garden



Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band C

EPC Rating

EPC Rating C

Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage O2 good/ Three, Vodafone and EE all okay

Broadband - / Signal - Basic 24 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any

additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

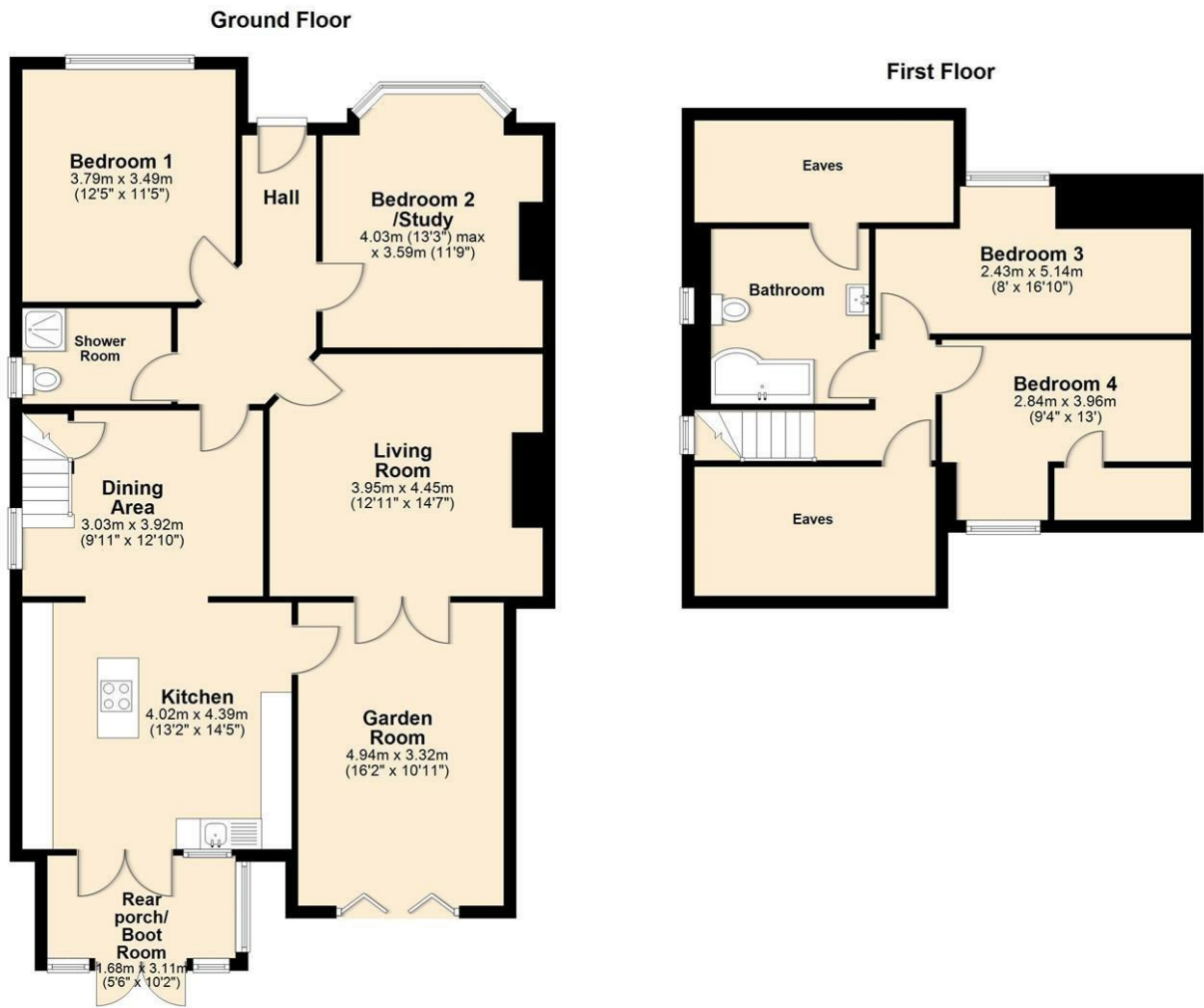
Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

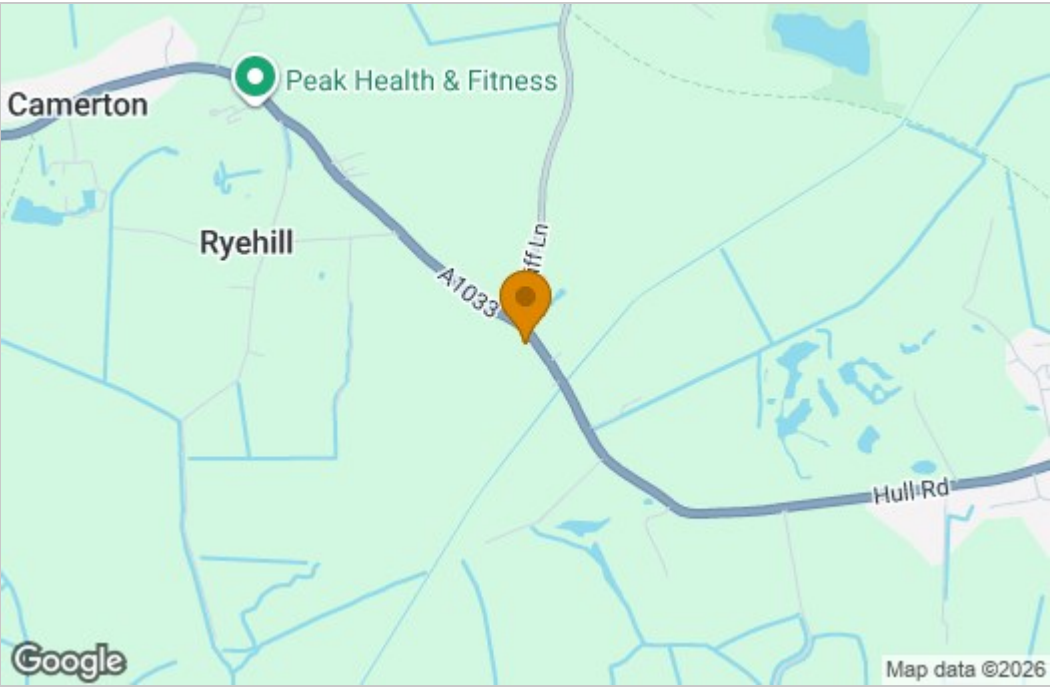
Whitakers Estate Agent Declaration.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

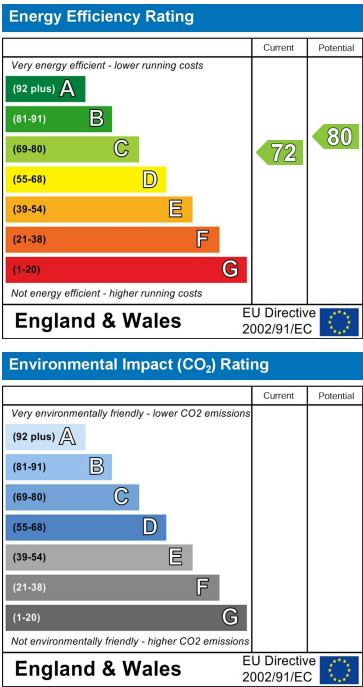
Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.