



16 Chestnut Close  
Bridlington

YO16 6YT

ASKING PRICE OF

£275,000

3 Bedroom Detached Bungalow



Garden



3



2



1



Garage, Off  
Road Parking



Gas Central Heating

## 16 Chestnut Close, Bridlington, YO16 6YT

Absolutely immaculate, this stunning detached bungalow offers beautifully maintained and highly versatile accommodation. The property features a welcoming lounge, well-appointed kitchen, two/three bedrooms, a modern shower room, and a spacious conservatory overlooking the rear garden. A thoughtfully converted section of the garage provides a flexible additional reception room, currently used as a dining/sitting room but equally suited as a third bedroom, home office or hobby room, while retaining valuable front garage storage. Externally, the property boasts beautifully landscaped front and rear gardens together with ample off-road parking, creating a truly exceptional home ready to move straight into.

Situated in a quiet cul-de-sac within the well regarded Sandsacre area on the north side of Bridlington, this property enjoys a highly desirable residential setting between Sewerby Road and Martongate. The area is well served by an excellent range of local amenities, including the Sandsacre shopping centre with a Morrisons Daily incorporating a Post Office, bakery and hairdresser, together with the nearby North

Library, Co-op supermarket and the popular Friendly Forester pub and restaurant. Within easy walking distance are the picturesque village of Sewerby, the historic Sewerby Hall and Gardens, the beautiful North Side beach, and stunning cliff-top walks leading towards Sewerby or along the promenade in to Bridlington town centre.

Bridlington is a popular East Yorkshire coastal location, renowned for its beautiful sandy beaches, historic harbour and traditional seaside charm. The characterful Old Town is steeped in history, offering an array of independent shops, cafés and period buildings, while the bustling promenade is home to a variety of classic seaside attractions, including ice cream parlours and renowned fish and chip restaurants. The town also provides easy access to the magnificent Sewerby Hall and Gardens and the breathtaking cliffs of Flamborough Head, making it an ideal location for those looking to enjoy both a relaxed coastal lifestyle and the great outdoors.



Entrance Hall



Lounge



Dining Room/Bedroom 3



Dining Room

## Accommodation

### ENTRANCE HALL

23' 8" x 2' 11" (7.23m x 0.89m)

The property is entered via a glazed uPVC door into a welcoming entrance hall, featuring wood-effect laminate flooring and access to Bedroom Three/ Dining Room. A step leads up to the inner hall, while an extended hallway guides you through to the conservatory. This area benefits from a skylight, allowing natural light to the space, together with wall-mounted lighting.

### INNER HALL

12' 10" x 3' 4" (3.93m x 1.03m)

The inner hall provides access to the lounge, kitchen, two bedrooms and the shower room. It benefits from a radiator, loft access to a partially boarded loft space, and two useful built-in storage cupboards, one of which houses the hot water tank, offering excellent additional storage.

### LOUNGE

17' 10" x 9' 11" (5.46m x 3.03m)

The lounge is beautifully presented, light and airy, and benefits from a bow window to the front elevation, allowing plenty of natural light to flow through the room. Finished with decorative coving and two chandelier points, the space also features an attractive fireplace with an electric fire in situ, along with a radiator, creating a warm and inviting living area.

### DINING ROOM / BEDROOM 3

15' 4" x 8' 8" (4.68m x 2.65m)

The current owners have made excellent use of the garage by converting part of it into a versatile additional living space, while still retaining useful storage to the front. The room is currently used as a dining and seating area but would equally suit use as a bedroom, home office or hobby room. It benefits from a skylight and a window to the rear elevation, wood-effect laminate flooring, inset spotlights, and an internal door providing access to the remaining garage storage area.

### KITCHEN

10' 4" x 10' 3" (3.15m x 3.14m)

The kitchen is fitted with a range of wall, base and drawer units with worktops over, complemented by a brick-effect tiled splashback and tile-effect vinyl flooring. A 1½ bowl ceramic sink and drainer with mixer tap is set beneath the work surface, alongside a Beko electric oven, four-ring Bosch hob and matching extractor fan. The room also houses a concealed gas central heating boiler and provides space for a washing machine and fridge freezer. Further features include a radiator, a window to the front elevation, and space for a bistro table, creating an ideal spot for casual dining.



Kitchen



Conservatory



Conservatory



Bedroom 1

**BEDROOM 1**

12' 3" x 10' 0" (3.74m x 3.07m)

The master bedroom benefits from a window to the rear elevation, enjoying pleasant views over the rear garden. The room is fitted with a radiator and decorative coving, and is further enhanced by fitted wardrobes with sliding mirrored doors.

**BEDROOM 2**

10' 3" x 9' 3" (3.14m x 2.84m)

The second bedroom benefits from a window to the rear elevation, together with decorative coving and a radiator, creating a bright and comfortable space.

**SHOWER ROOM**

8' 5" x 6' 3" (2.58m x 1.93m)

The modern shower room benefits from a window to the side elevation, allowing borrowed light from the hall. The suite comprises a walk-in shower with glass screen, wet wall surrounds and an electric shower, together with a vanity wash hand basin and WC. The room is finished with partially tiled walls, tile-effect laminate flooring, inset spotlights, and a heated towel ladder, creating a contemporary and practical space.

**CONSERVATORY**

13' 8" x 11' 9" (4.18m x 3.59m)

The conservatory is a beautifully spacious and light-filled additional sitting room, constructed of uPVC and brick. It benefits from a radiator, ensuring year-round use, and features a striking solid marble fireplace with a colour-changing electric fire in situ. A door provides direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

**CENTRAL HEATING**

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

**DOUBLE GLAZING**

UPVC double glazing throughout.

**GARAGE / PARKING**

8' 8" x 7' 8" (2.65m x 2.34m)

Due to part of the garage having been converted into additional living accommodation, the remaining front section of the garage is now utilised for storage and is no longer suitable for vehicle parking. It still benefits from a roller shutter door and provides a useful and secure storage area.

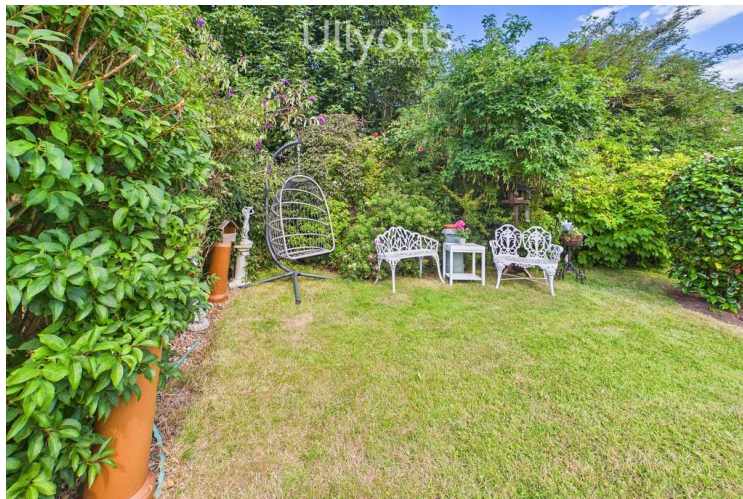
Off-road parking is available to the front of the garage, on a



Bedroom 2



Bathroom



Garden



Rear Elevation

paved driveway providing convenient parking for at least two vehicles.

### OUTSIDE

To the front, the property sits back from the road behind an immaculately maintained garden, featuring a section of slate chippings, a neatly manicured lawn edge, and a flower bed with a large shrub providing a welcome splash of colour.

To the rear lies a private, east-facing garden, beautifully presented and ideal for outdoor living. A recently laid paved seating area offers the perfect space for dining or relaxing, while the remainder is laid mainly to lawn and bordered by a variety of colourful shrubs and plants. A pathway leads to a spacious garden shed providing additional storage. The garden is wonderfully private and exceptionally well maintained, creating a truly attractive outdoor space.

### 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 - C**

**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.

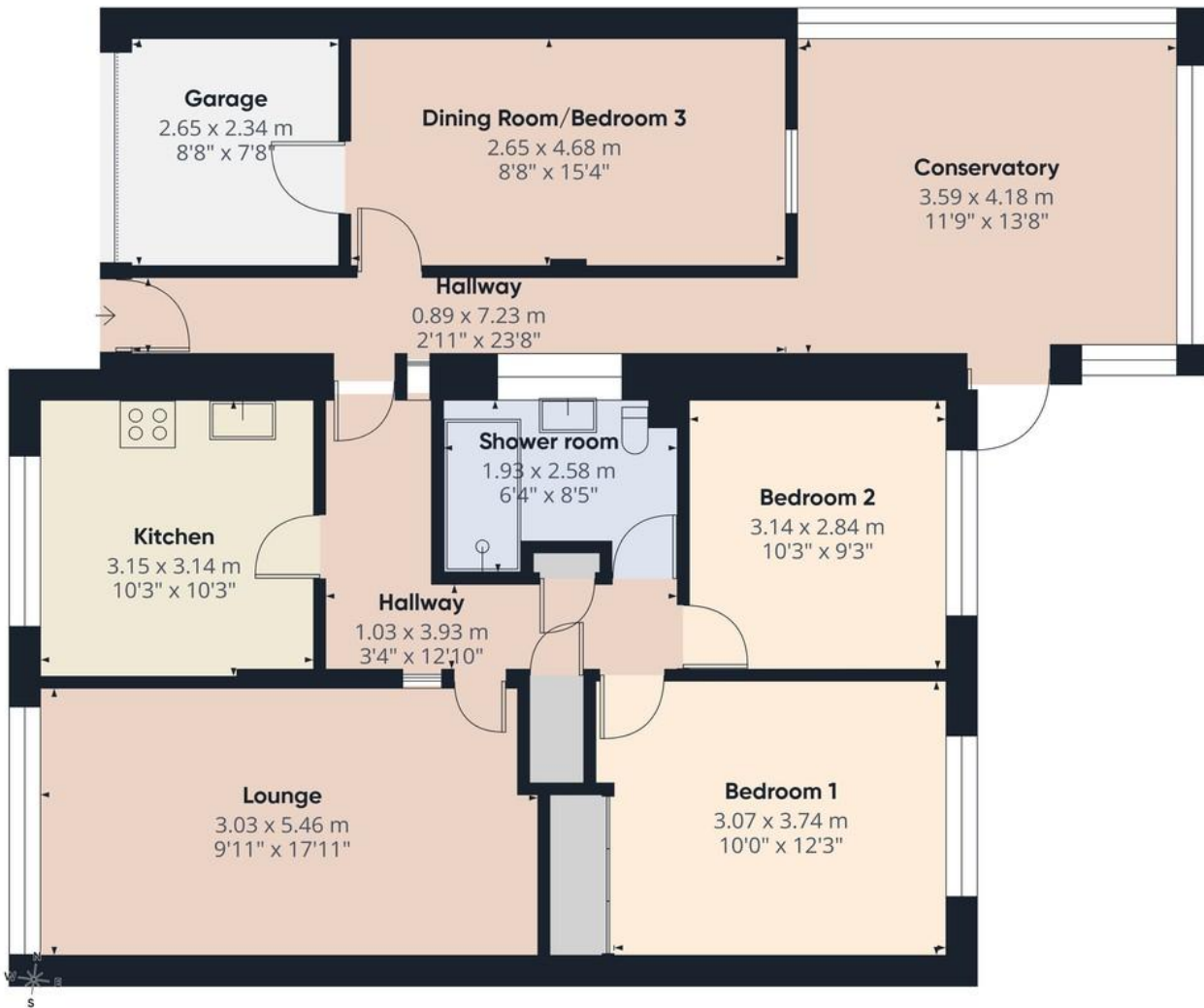
### VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (100.7 m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.

Ulllyotts  
Estate Agents



Approximate total area<sup>(1)</sup>

100.7 m<sup>2</sup>  
1084 ft<sup>2</sup>

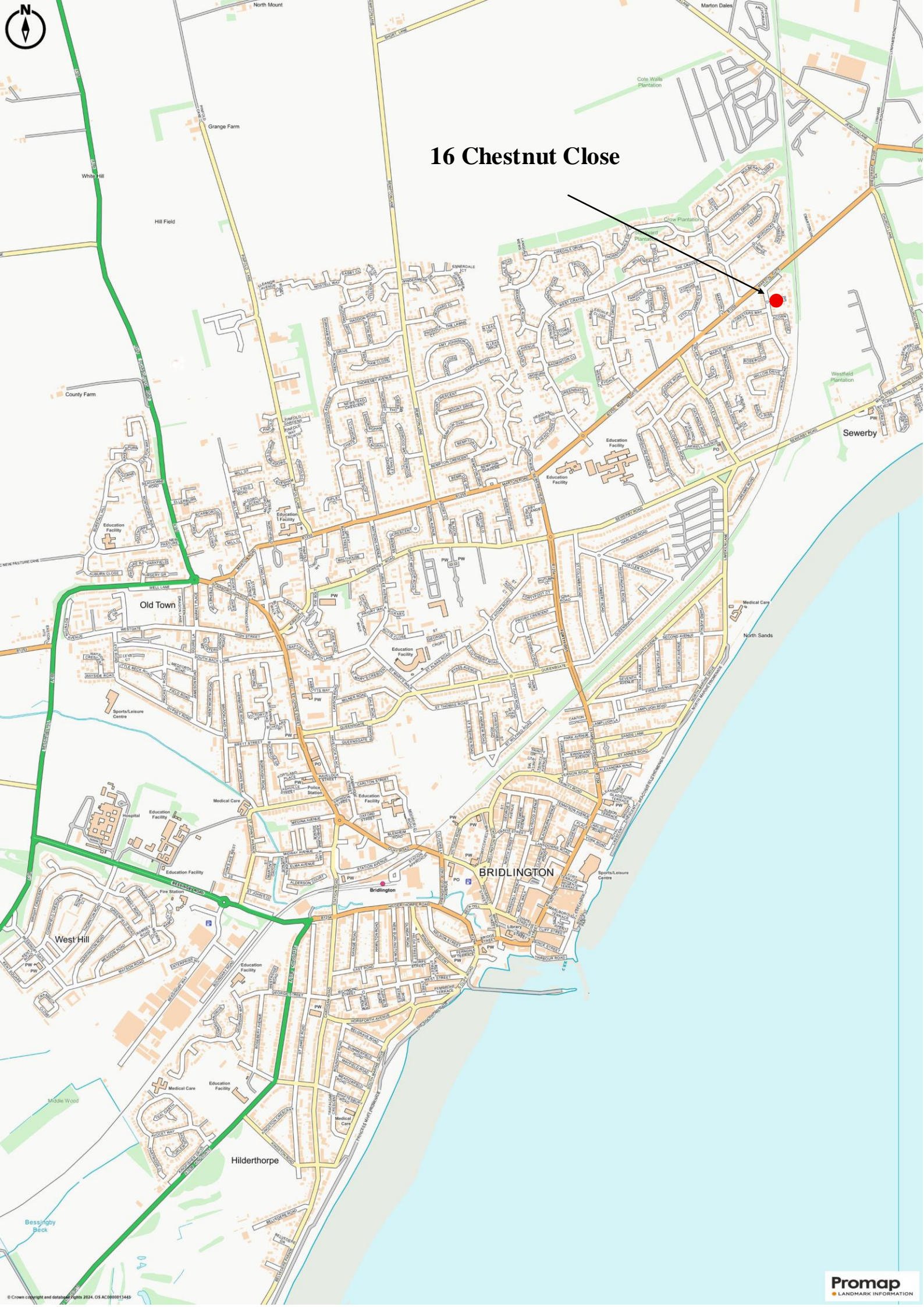
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# 16 Chestnut Close



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