



28 Cloverley Road

Bridlington, YO16 6UQ

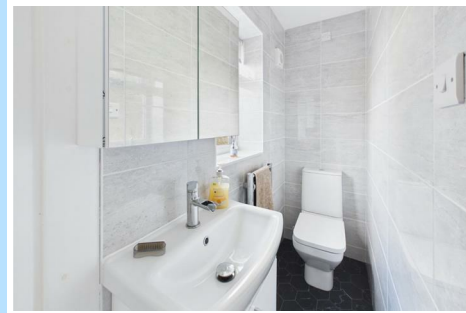
Price Guide £295,000



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Positioned on the desirable Cloverley Road in Bridlington, this well-presented three-bedroom detached family home offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for family gatherings and entertaining guests. The modern kitchen is equipped with contemporary fittings, making it a delightful space for culinary enthusiasts. The property boasts a stylish shower room, complemented by a convenient ground floor WC, ensuring practicality for family living. Each of the three bedrooms is generously sized, providing a peaceful retreat for rest and relaxation. One of the standout features of this home is its lovely outlook over a wooded green area, creating a serene environment that enhances the overall appeal. The well-maintained gardens offer a perfect spot for outdoor enjoyment, whether it be for gardening or simply soaking up the sun. Parking is made easy with off-street parking, and the garage, complete with an electric door, adds an extra layer of convenience. Situated close to local shops, schools, and the beach, this property is ideally located for families seeking a vibrant community atmosphere. This charming home is not just a place to live, but a wonderful opportunity to embrace a lifestyle in one of Bridlington's most sought-after areas.

- Immaculate three bed detached family home
- Great access to highly regarded local schools
- Overlooks a mature wooded area
- Located in the sought-after North Side of town
- Contemporary modern kitchen
- Within walking distance of local shops and services
- Well-maintained front and rear gardens

Entrance Hallway

UPVC double glazed door to the front aspect, radiator and stairs to the first floor.

Guest WC

Low flush WC, hand wash basin, tiling to walls and UPVC double glazed window to the front aspect.

Sitting Room

With double doors out to the garden, TV point, electric fire point and radiator. Glazed door to:

Dining Room

UPVC double glazed window to the front aspect, radiator and door to the kitchen. Understairs storage.

Kitchen

Modern high gloss wall and base units with sink and drainer unit with a multifunction electric tap, integrated fridge/freezer and slimline dishwasher and washing machine. Radiator, boiler cupboard. Electric hob and double oven, extractor hood, tiled splashback, UPVC window to the side aspect and glazed door to the rear aspect.

Sunroom

UPVC double glazed with door to the garden.

First Floor Landing

UPVC double glazed window to the side aspect and doors to the bedrooms and shower room, loft access and shelved storage cupboard.

Bedroom One

UPVC double glazed window to the rear aspect, radiator and sliding mirror fitted wardrobes.

Bedroom Two

UPVC double glazed window to the rear aspect and radiator.

Bedroom Three

UPVC double glazed window to the front aspect, radiator and built in over-stairs storage.

Shower room

Double walk in shower unit, low flush WC, hand wash basin, fully tiled, heated towel rail and UPVC double glazed window to the front aspect.

Garage

Attached garage with electric roller door and rear access door.

Exterior

To the front of the property is a walled garden area with

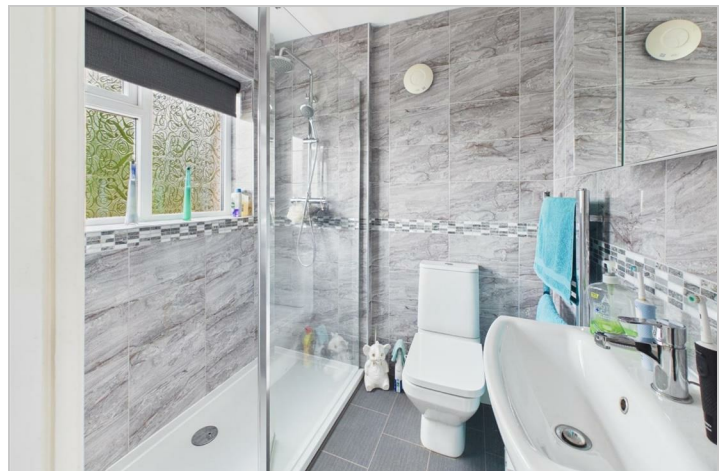
lawned area and flower borders. There is a block paved drive providing parking and access to the garage. Rear access gate leading into enclosed lawned garden with various plants and shrubs and hedging. Steps lead to the patio doors and the rear entrance of the property with a block paved patio area and rear access to the garage. EV charging point.

Bridlington

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.

AML Checks

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.



Road Map



Hybrid Map



Terrain Map



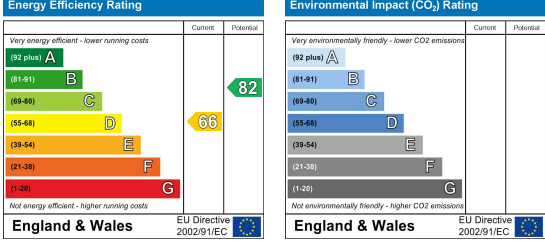
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 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.