



## 11 Pioneer Drive , YO16 4FB

Asking Price £230,000



# 11 Pioneer Drive

, Bridlington, YO16 4FB

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This stunning detached family home is situated on a small development on the north side of Bridlington just off Easton Road. This delightful home offers three double bedrooms with a spacious en-suite. The accommodation consists of a welcoming entrance hall, guest cloakroom/WC, sitting room, modern open plan kitchen diner with central island unit and utility room to the ground floor. To the first floor are three double bedrooms, the master with a very generous size en-suite and additional house bathroom. Externally there is a fully enclosed lawned garden, perfect for families with a brick built garage and driveway providing off-street parking. A fantastic family home with plenty of space in a great location.

- Spacious detached family home
- Open plan kitchen diner with island unit
- Brick built garage with driveway parking
- Viewing advised to appreciate this fantastic home!
- Three double bedrooms
- Guest Cloakroom/WC
- Secure, enclosed lawned garden
- Superb size en-suite to the master bedroom
- Utility Room
- Great location on a lovely development

## Entrance Hall

Composite door into inner hall, central heating radiator and understairs storage cupboard.

## Sitting Room

18'6 x 10 (5.64m x 3.05m)

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

## Kitchen/diner

16'11 x 13'1 max (5.16m x 3.99m max)

Fitted with a range of modern base and wall units, central island, stainless steel one and a half sink unit, electric double oven and hob with stainless steel extractor over. Integrated fridge/freezer and dishwasher. Central heating radiator, upvc double glazed bi-folding doors onto the garden.

## Guest Cloakroom/WC

5'9 x 2'11 (1.75m x 0.89m)

Low level WC, wash hand basin with vanity unit, extractor, upvc double glazed window and central heating radiator.

## Utility Room

5'4 x 4'1 (1.63m x 1.24m)

With fitted units and plumbed for washing machine with side access door.

## First Floor Landing

Upvc double glazed window, central heating radiator and large walk in storage cupboard.

## Master Bedroom

11'1 x 10'1 (3.38m x 3.07m)

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

## En-suite

7'4 x 6'5 (2.24m x 1.96m)

A modern suite with a shower cubicle with plumbed in shower, WC and wash hand basin. Part wall tiled, extractor, stainless steel ladder radiator and upvc double glazed window.

## Bedroom Two

11 x 8'9 (3.35m x 2.67m)

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

## Bedroom Three

11 x 7'9 (3.35m x 2.36m)

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

## House Bathroom

6'1 x 5'5 (1.85m x 1.65m)

A modern suite with bath with plumbed in shower above, WC and wash hand basin. Part wall tiled, extractor, stainless steel ladder radiator and upvc double glazed window.

## Exterior

To the front of the property lies an open plan lawned garden with path to the front door. To the rear is a fully enclosed, lawned garden with access gate and side access door leading into the garage. There is an outside tap and patio area.

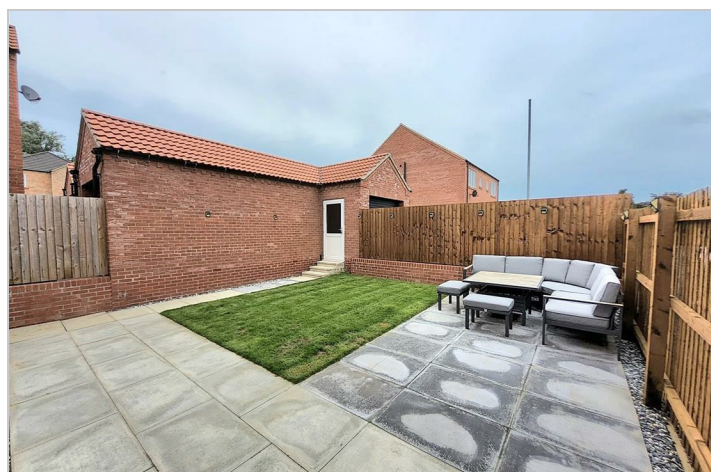
## Garage

Brick built garage with up and over door, light and power and pitched roof with side access door from the garden. There is a block paved private drive providing parking.

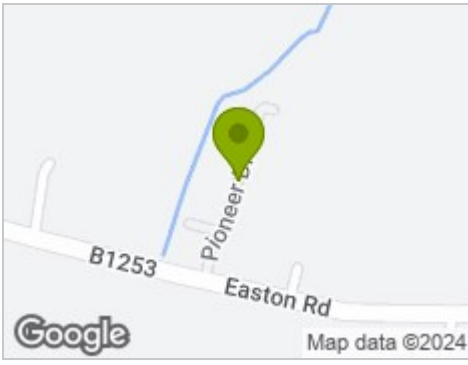
## Services

Mains connected to gas, water, drainage and electric.

## Council Tax Band D



## Road Map



## Hybrid Map



## Terrain Map



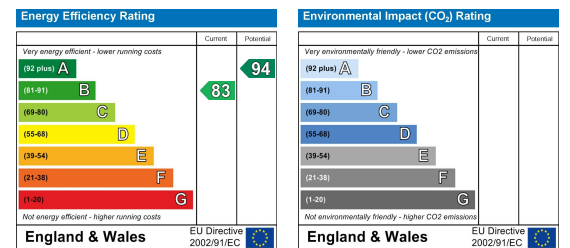
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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