BOUTIQUE PROPERTY SHOP
SALES AND LETTINGS

bps@boutiquepropertyshop.co.uk
Covering Yorkshire
T 07515 763622

# 11 Pioneer Drive

, YO16 4FB

Asking Price £230,000

3 2 1 B

# 11 Pioneer Drive

, Bridlington, YO16 4FB

## Asking Price £230,000

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

### 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.

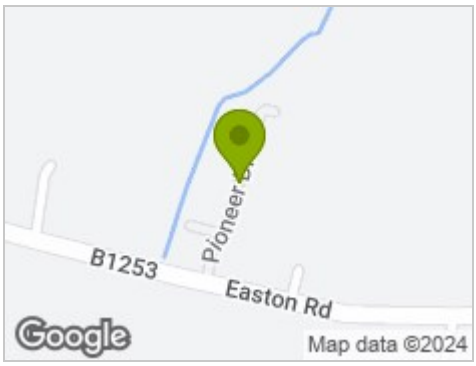
## Garage
Brick built garage with up and over door, light and power and pitched roof with side access door from the garden. There is a block paved private drive providing parking.

## Services
Mains connected to gas, water, drainage and electric.

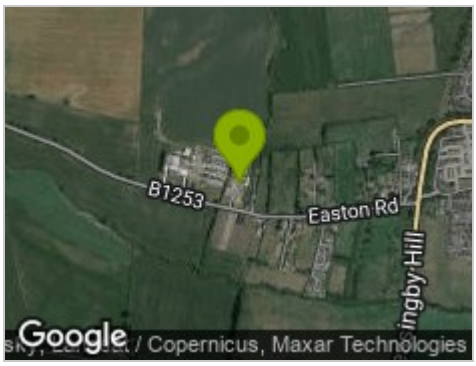
## Location

## Council Tax Band D

## Road Map

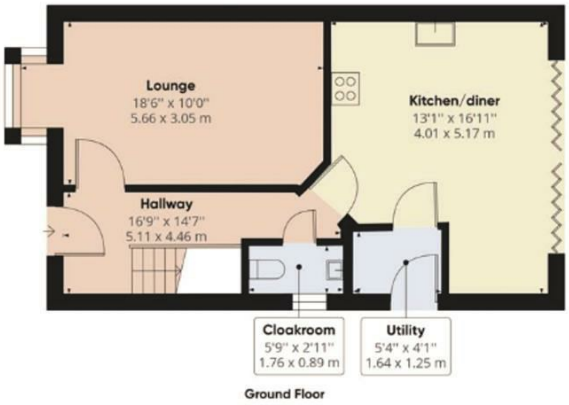


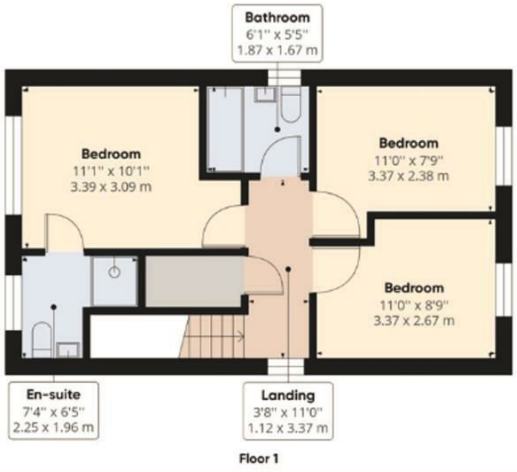

## Hybrid Map




## Terrain Map

## Floor Plan



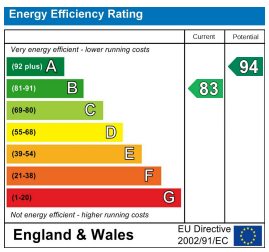



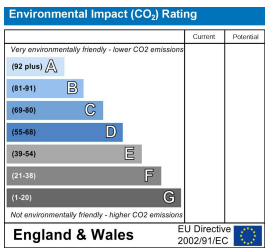

Approximate total area[1]
953.57 ft²
88.59 m²

## 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




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.