



## 169 Queensgate

Bridlington, YO16 7JE

Price Guide £330,000



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A truly fantastic four bedroom family home. This spacious semi has been tastefully updated by the current owners to create a beautifully designed open plan kitchen to the rear of the property which leads directly out to the garden. The accommodation consists of an entrance hall, spacious sitting room with a fabulous bay window to the front. The kitchen is newly fitted and benefits from a spectacular open plan living area with an impressive breakfast island and lantern skylight window. There is plenty of space for a dining table, also space to have an additional sitting area with TV point. The first floor landing is extremely spacious with a lovely large, bright window which could make a lovely seating or office space. The family bathroom benefits from a bath and separate shower. There is plenty of parking, detached garage and an extensive rear garden. One not to be missed!

- Stunning four bedroom semi detached family home
- Large enclosed gardens
- Detached garage with electric remote door
- Gorgeous bespoke open plan kitchen/diner/snug
- Master bedroom with en-suite and walk in wardrobe
- Early viewing advised, fantastic location!
- Updated by the current owners to a very high standard throughout
- Guest WC and utility room
- Plenty of parking

## Entrance Vestibule

UPVC double glazed door to the side aspect. Timber and glazed door to:

## Entrance Hall

Spacious entrance hall and understairs storage, stairs leading to the first floor with door leading to:

## Sitting Room

16'2 x 17'5 (4.93m x 5.31m)

UPVC double glazed bay window and UPVC window to the side, TV point, LED inset lighting, contemporary radiator and 'Unico' laminate flooring.

## Kitchen

16'9 x 24'5 (5.11m x 7.44m)

Newly renovated kitchen with island with a built in dishwasher and inset sink with mixer tap and drainer. Marble effect worktop, fitted wall and base units, Built in electric oven, microwave, fridge freezer. TV point, LED inset lighting, UPVC window to the side and large

lantern roof window, induction hob, contemporary radiator, UPVC doors to the rear garden. A fantastic space with room for a large dining table and sofa.

## Utility Room

6'1 x 4'10 (1.85m x 1.47m)

Plumbing for the washing machine and space for dryer. Cupboard with gas boiler, Newly fitted wall and base unit and door to:

## Guest WC

4'9 x 3'1 (1.45m x 0.94m)

Low flushing WC, UPVC double glazed opaque window, fully tiled, corner wash basin and extractor fan.

## First Floor Landing

Spacious and bright open landing area which leads to the bedrooms, family bathroom and entrance to the second floor master bedroom.

## Master Bedroom

16'9 x 18'2 (5.11m x 5.54m)

A lovely light and spacious conversion with with vertical radiator, door to the en-suite and walk in wardrobe and three Velux windows.

## En-suite

Low flush WC, panel bath, pedestal wash basin, fully tiled, Velux window and chrome towel radiator.

## Bedroom Two

14' x 10'6 (4.27m x 3.20m)

UPVC double glazed window to the front and radiator.

## Bedroom Three

10'5 x 9'6 (3.18m x 2.90m)

UPVC double glazed window to the rear and radiator.

## Bedroom Four

13'10 x 6'7 (4.22m x 2.01m)

UPVC double glazed window to the front and radiator.

## Family Bathroom

9'5 x 6'7 (2.87m x 2.01m)

Modern fitted suite with low flush WC, pedestal wash basin, panel bath and curved shower cubicle with main rainfall shower and additional attachment, Fully tiled and two UPVC double glazed opaque windows.

## Garden

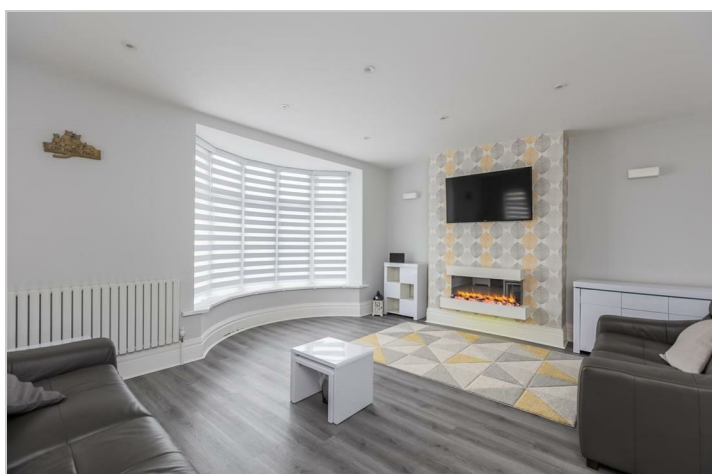
The garden is mainly set to lawn and is a fantastic size, fully enclosed with fencing and access gates. There is a koi carp pond (This can be removed), a large detached garage with pitched roof and electric remote door. To the front where there are large secure double gates and plenty of parking to the front and side of the property.

## Garage

With pitched roof for storage space, electric remote door, light and power.

## 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.



## Road Map



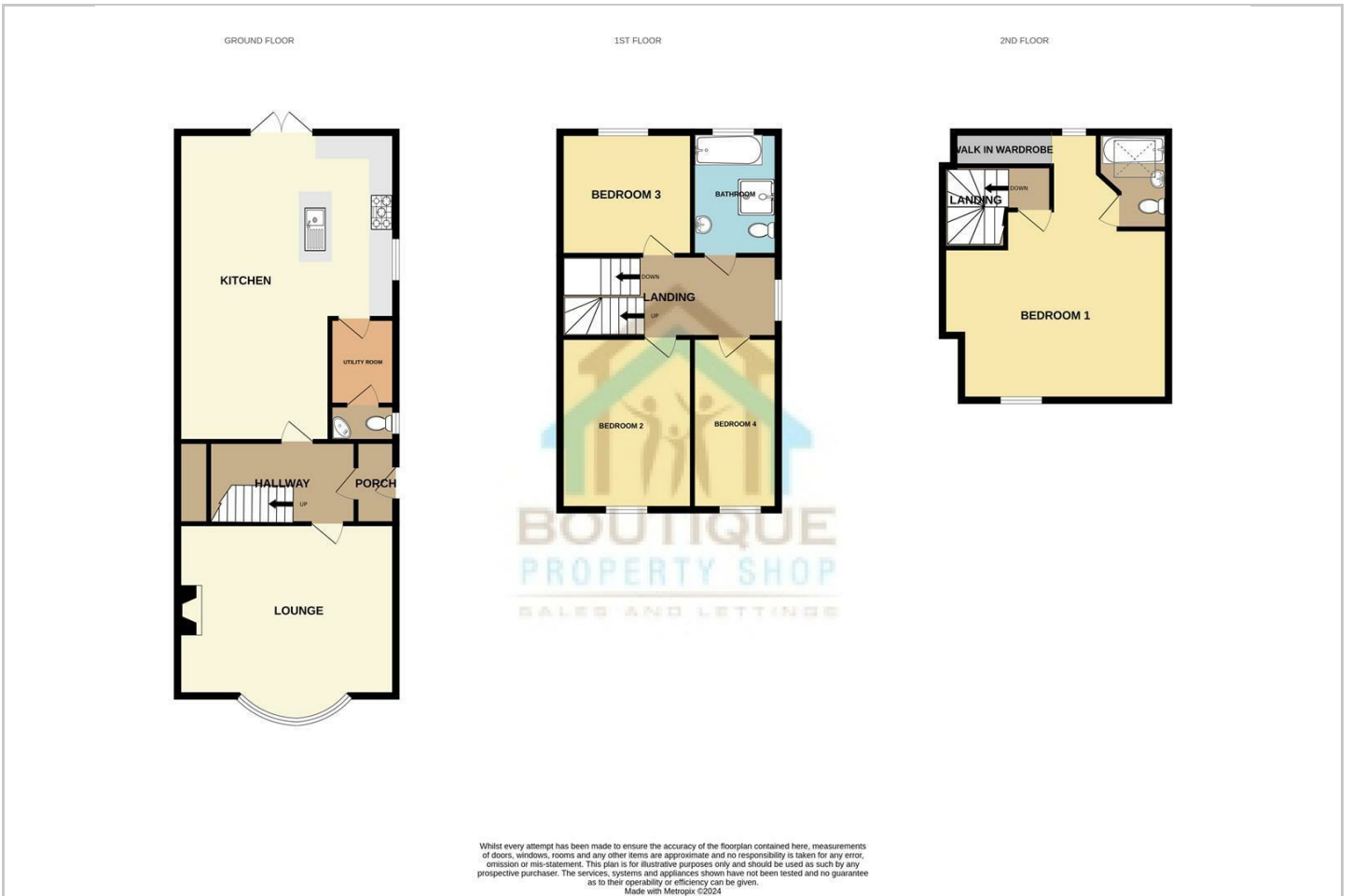
## Hybrid Map



## 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



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