



## 5 Sandwith Grove

Bridlington, YO16 6AQ

Offers In The Region Of £245,000



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This modern and spacious detached family home offers generous size bedrooms, master with en-suite and house bathroom to the first floor. To the ground floor there is a stunning open plan kitchen, diner, snug area with patio doors leading out to the garden, a lovely size sitting room with bay window to the front and a guest cloakroom/WC. Externally the property comes with a block paved drive for parking for multiple vehicles and leading to a detached garage with light and power. The rear garden is mainly laid to lawn with gravelled areas and a patio. The garden is fully secure and enclosed by a wall and fencing with a side access gate to the private drive and garage. A beautifully presented home in pristine condition and offering fantastic value for money!

- A MODERN AND SPACIOUS HOME FOR A REALISTIC PRICE!
- Guest cloakroom/WC
- Detached garage with block paved parking for three cars with electric car charger point
- Three double bedrooms
- Master bedroom with a great size en-suite
- Fully enclosed garden with paved patio area and mainly set to lawn
- Stunning open plan kitchen/diner/snug with doors to the garden
- Under NHBC warranty as only a few years old
- Quiet cul de sac position, set back from the main road

## Entrance Hall

With wood effect flooring, understairs storage cupboard, radiator and stairs to the first floor.

## Guest WC

5'9 x 2'10 (1.75m x 0.86m)

With UPVC double glazed window to the side aspect, radiator, low level WC and hand wash basin with tiled splashback.

## Sitting Room

18'6 into bay x 9'10 (5.64m into bay x 3.00m)

With bay window to the front aspect, radiator, TV and cable points.

## Kitchen/Diner/Snug

16'10 x 11'8 plus recess (5.13m x 3.56m plus recess)

A fantastic space with modern wall and base units with integrated dishwasher, gas hob with stylish extractor hood above, electric 'Hotpoint' double oven and space for fridge freezer. Plumbed for washer,

boxed in gas 'combi' boiler' sink and drainer unit, radiator, halogen inset lighting. UPVC double glazed window to the rear garden and large sliding patio doors leading out to the garden.

## First Floor Landing

With loft access, UPVC double glazed window to the side aspect, radiator and large storage cupboard with shelving and light.

## Master Bedroom

14'1 max x 10'2 (4.29m max x 3.10m)

A lovely size room with UPVC double glazed window to the front aspect, TV point, radiator and walk in cupboard (currently used as a wardrobe) with light.

## En-suite

7'8 x 6'5 (2.34m x 1.96m)

A fantastic size en-suite with large walk in shower unit with low level WC, pedestal hand wash basin with waterfall mixer tap and part tiled walls. Chrome ladder heated towel rail, extractor fan and UPVC double glazed opaque window to the front aspect.

### Bedroom Two

11 x 8'8 max (3.35m x 2.64m max)

Double room with radiator, TV point and UPVC double glazed window to the rear aspect.

### Bedroom Three

10'10 x 7'8 plus recess (3.30m x 2.34m plus recess)

Double room with radiator, TV point and UPVC double glazed window to the rear aspect.

### House bathroom

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

With panel bath with shower over and screen, low level WC, pedestal hand wash basin, extractor fan, part tiled walls, chrome ladder heated towel rail and UPVC double glazed window to the side aspect.

### Exterior

The front of the property is accessed via a small side road with a lawned front garden area and block paved drive providing plenty of parking with electric car charger point. There is a side access gate leading to the rear garden which is fully secure and enclosed with paved patio area, gravelled area and laid to lawn.

### Garage

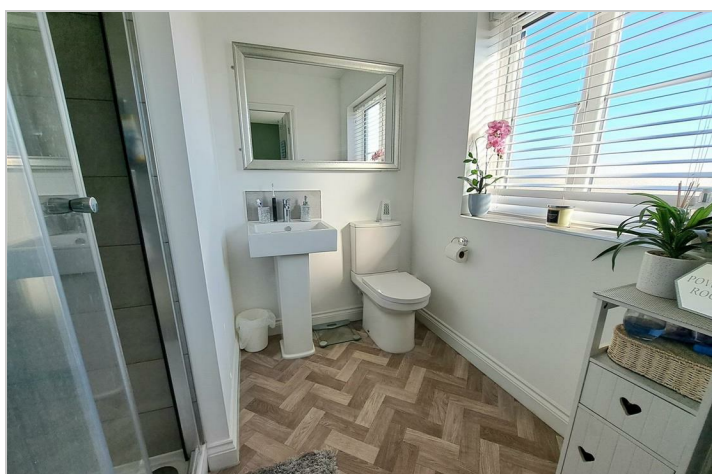
A good size garage with up and over door, light and power and pitched roof which could provide further storage if required.

### Council Tax Band D

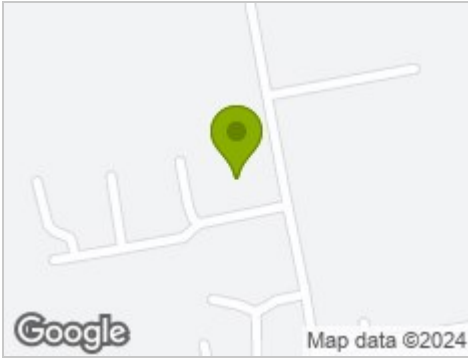
### Services

Mains connected to water, drainage, gas and electric.

There is a yearly service charge for the estate which is around £150 per year towards the upkeep of the green areas and roads.



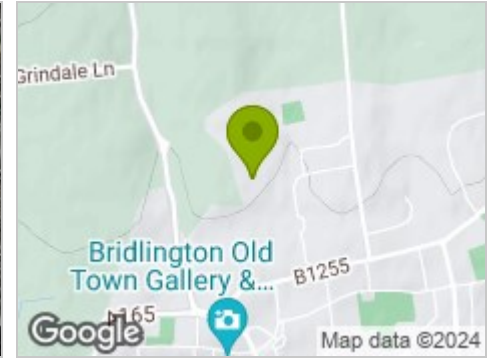
## Road Map



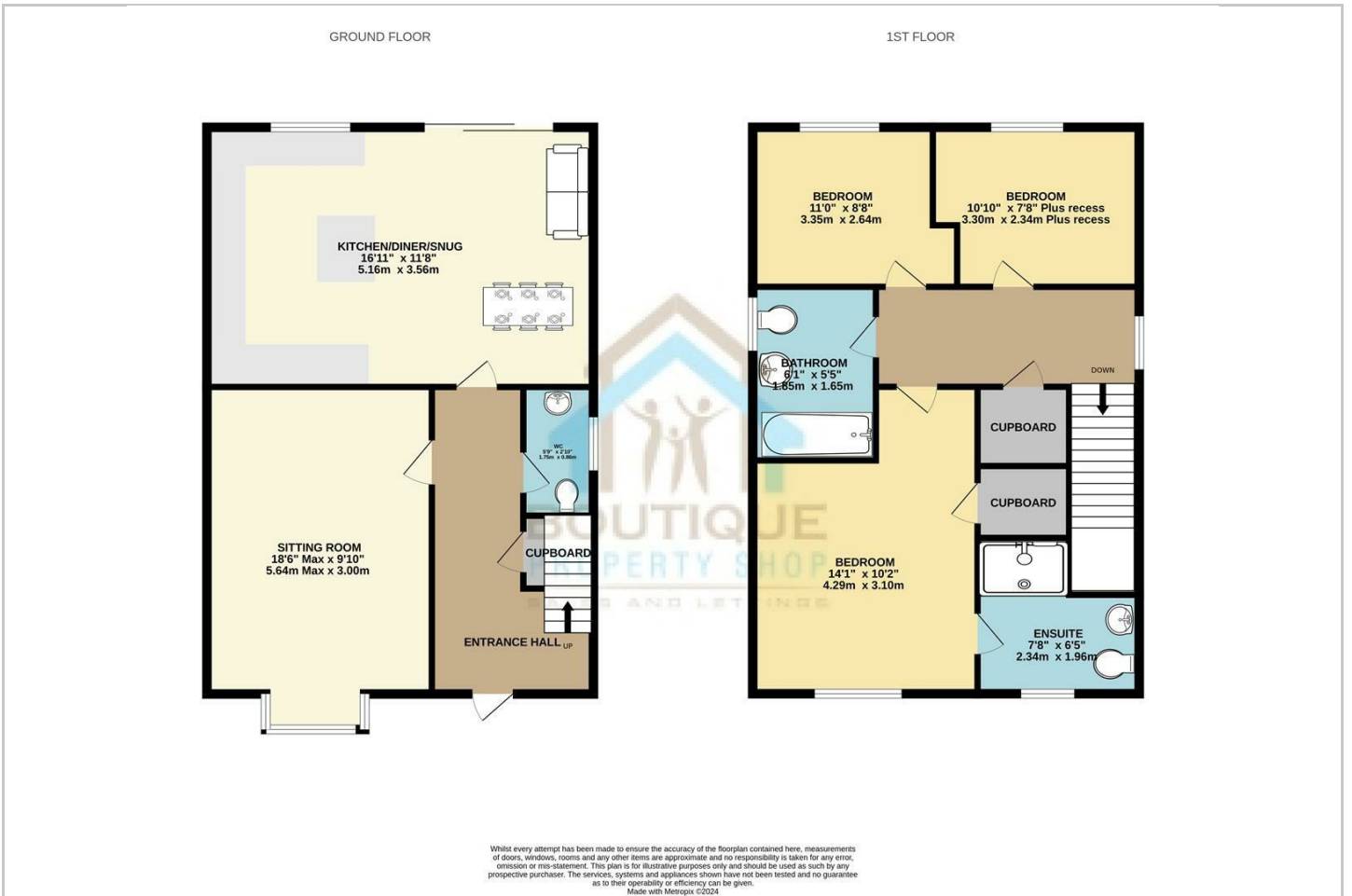
## Hybrid Map



## Terrain Map



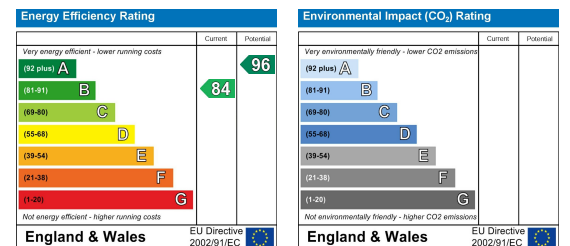
## Floor Plan



## 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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