



3 Durham Rise

Bridlington, YO16 7NY

Offers Over £325,000



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, Bridlington, YO16 7NY

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Summary

3 Durham Rise is a spacious four bedroom detached family home located in a quiet cut-de-sac location on the outskirts of Bridlington with open views. Arranged over two floors the accommodation briefly consists of a welcoming and spacious entrance hall, guest WC, study, large sitting room, conservatory, dining room, kitchen/diner, utility room, and a second reception room. To the first floor there is a spacious landing area, master bedroom with en-suite shower room, family bathroom and three further good size bedrooms. To the exterior there is a large garage with an extra room to the rear which is ideal as a studio/office/playroom. Well positioned within the plot to allow ample driveway parking to the front of the property with a large lawned and private garden to the rear. This property is a fantastic size and perfect for families requiring plenty of space. NO ONWARD CHAIN

Entrance Hall

Entering via a covered porch area, stained glass composite front door, coving to the ceiling, dado rail, stairs, understairs cupboard and cloakroom cupboard.

Guest WC

4'9 x 3'4 (1.45m x 1.02m)

Low flush WC, pedestal basin, radiator, extractor fan and tiled splashback.

Sitting Room

13'7 x 24'6 (4.14m x 7.47m)

Dual aspect (front and rear) double glazed windows, gas fire sat on a tiled hearth with oak decorative surround, dado rail, radiator, coving to the ceiling, TV and telephone point. French doors to the dining room. Sliding doors leading to:

Conservatory

10'2 x 8'2 (3.10m x 2.49m)

UPVC double glazed framed building with brick base, wood flooring and a side aspect door.

Dining Room

12'7 x 10'7 (3.84m x 3.23m)

Rear aspect sliding doors to the garden, coving to the ceiling, dado rail and radiator.

Kitchen/Diner

14'8 x 10'6 (4.47m x 3.20m)

Double glazed rear aspect window and single door opening to the garden, range of wall and base units, double electric oven, gas hob with extract hood over, 1 1/2 bowl sink unit, tiled work surface and part tiled walls, telephone point, dishwasher, radiator and exposed decorative beams to the ceiling.

Utility Room

10'4 x 5'7 (3.15m x 1.70m)

Double glazed side aspect window, range of wall and base units, sink and drainer unit, gas 'Worcester' combi boiler, radiator, part tiled walls and plumbing for a washing machine. Door leading to:

Second Reception Room

15'1 x 17'9 (4.60m x 5.41m)

Double glazed side and front aspect windows, radiator, coving to the ceiling and dado rail.

Study

6'4 x 9'2 (1.93m x 2.79m)

Double glazed front aspect window, radiator and coving to the ceiling.

Landing Area

17'1 x 12'8 (+stairs) (5.21m x 3.86m (+stairs))

Double glazed front aspect window, eaves storage cupboard, radiator, dado rail and coving to the ceiling.

Master Bedroom

13'6 x 12'10 to back of wards (4.11m x 3.91m to back of wards)

Double glazed rear aspect window, radiator, coving to the ceiling and fitted wardrobes. Door leading to:

En-suite Shower Room

7'5 x 3'9 (2.26m x 1.14m)

Double glazed opaque rear aspect window, corner shower unit, low flush WC, pedestal basin, fully tiled, coving to the ceiling and radiator.

Tel: 07515763622

Bedroom Two

15'2 x 13'10 (4.62m x 4.22m)

Double glazed front aspect window, eaves storage cupboard, coving to the ceiling and radiator.

Bedroom Three

13'6 x 11'4 (4.11m x 3.45m)

Double glazed front aspect window, coving to the ceiling and radiator.

Bedroom Four

15'2 x 10'7 (4.62m x 3.23m)

Double glazed rear aspect window, coving to the ceiling and radiator.

Bathroom

7'7 x 8'4 (2.31m x 2.54m)

Double glazed rear aspect window, corner bath, low flush WC, pedestal basin, fully tiled, shaver point, coving to the ceiling and radiator.

Detached Garage

18'5 x 14'6 (5.61m x 4.42m)

Up and over garage door, light, power and side aspect window and door.

Studio

14'6 x 18 (4.42m x 5.49m)

Rear aspect sliding patio doors and window, water, electric and light.

Exterior

Low maintenance block paved driveway to the front of the property with side access gate leading to a fully secure and enclosed garden which is mostly laid to lawn with paved patio area and shed. The garden is fully private and secluded and enclosed by hedging and fencing.

Services

Mains connected to water, drainage, gas and electric.

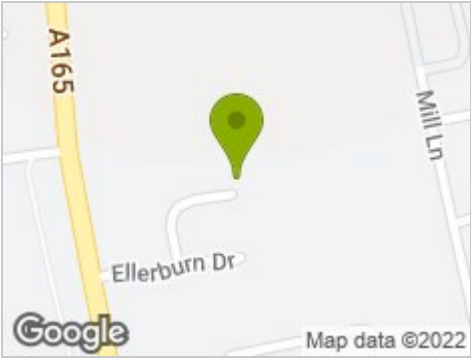
Council Tax Band C

Location

Durham Rise is situated just off the A165 Scarborough Road into Bridlington. A private road, which is shared and understood to be maintained by the three resident properties at Durham Rise. Bridlington itself is a lovely seaside town with plenty of local shops, amenities and rail links to Filey and Scarborough. There are also a good selection of junior and secondary schools.



Road Map



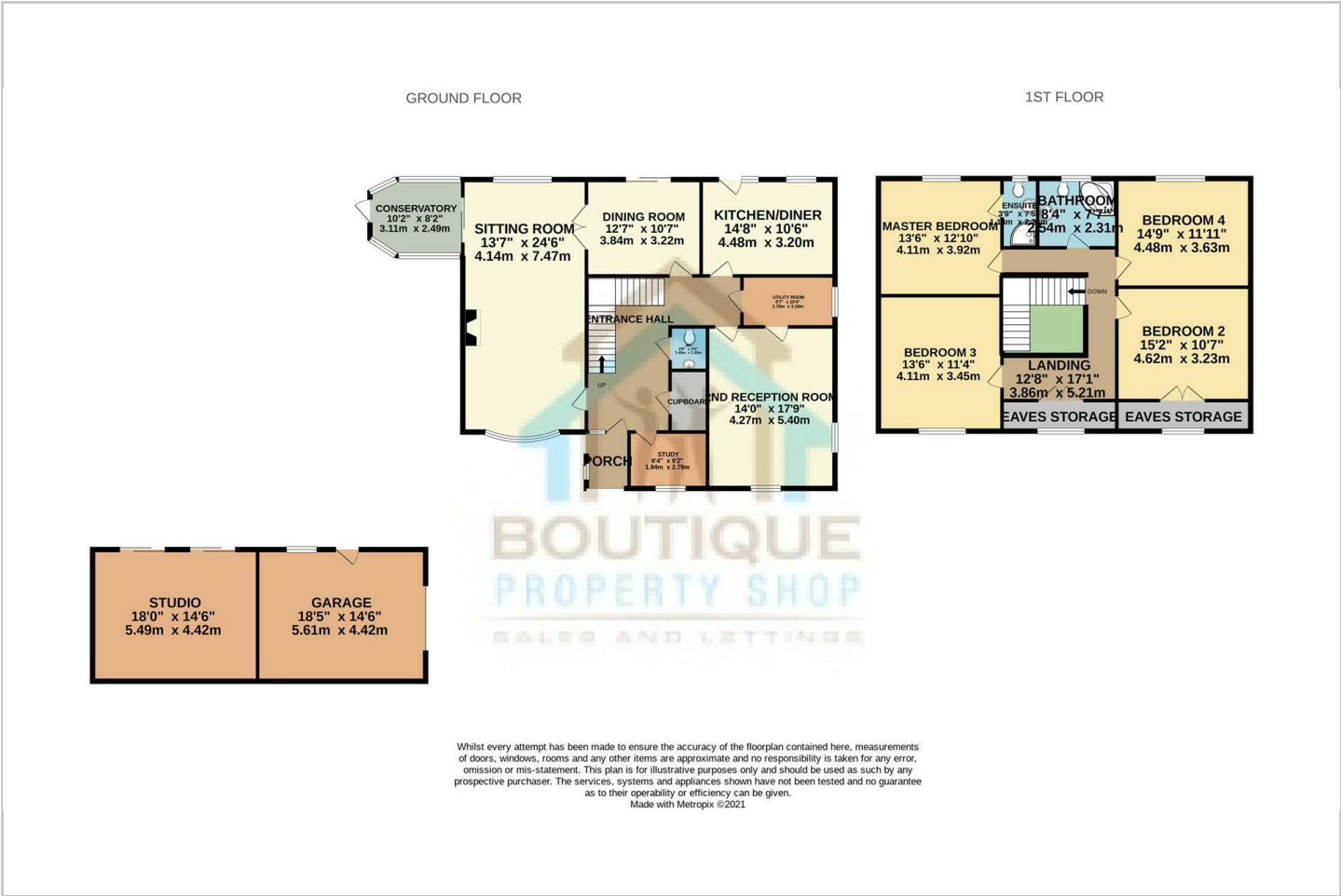
Hybrid Map



Terrain Map



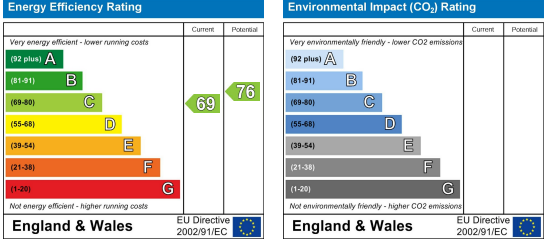
Floor Plan



Viewing

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

Energy Efficiency Graph



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