



## Plot 13, The Sanderling Woodcock Road

£440,000

### *Yorkshire Coast Living at The Nest*

Offering 2215 sq. ft the Sanderling is an exceptionally large four-bedroom detached home with integral garage. The front lounge benefits from a light-filled bay window and the large open plan kitchen dayroom has bifolds providing access to the rear garden. A separate utility with external door, W/C and storage complete the ground floor. The first floor houses a master suite with dressing room and luxury ensuite, two double bedrooms and family bathroom with separate bath and shower cubicle. The second floor is home to bedroom four, plus a linen cupboard and versatile space allowing for a study or further storage.

#### Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.



Street Scene



Flamborough, nestled on the stunning East Yorkshire Coast, is a picturesque fishing village with a rich maritime history. Its charming bays and traditional cottages offer a glimpse into a bygone era.

Beyond its fishing heritage, Flamborough boasts a breathtaking natural beauty including the towering chalk cliffs of Flamborough Head with their dramatic seabird colonies, whilst the village itself offers a tranquil escape with its quaint streets, cosy pubs and stunning coastal walks.

Flamborough is renowned for its lighthouses, but also benefits from excellent shopping facilities, Doctor's surgery, primary school and good village recreational amenities. The holiday resort town of Bridlington is easily accessible by road or bus and is some 4 miles South of the village.

Area Map



Floor Plans



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.