



Newton House, Front Street, Burton Fleming, YO25 3PR

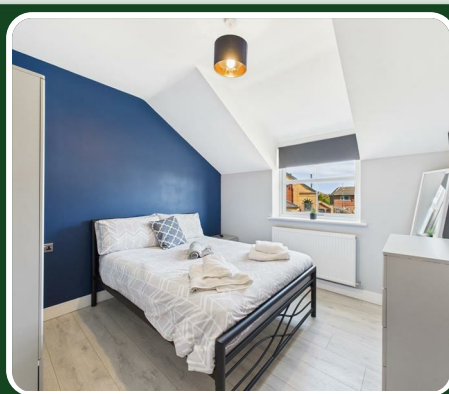
Offers Over £260,000



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Burton Fleming, YO25 3PR

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Welcome to the village of Burton Fleming, a three bedroom detached house on Front Street.

Built in 2021, the property spans an impressive 893 square feet and features three bedrooms, making it an ideal choice for families or those seeking a peaceful retreat.

Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The stunning kitchen is a highlight of the home, boasting contemporary fixtures and fittings. The bathroom is equally impressive, designed with modern aesthetics.

This property is currently operated as an exclusive holiday let, presenting a fantastic investment opportunity. However, it is equally suited for permanent residence, offering a comfortable and stylish living space for those looking to settle in this picturesque area.

One of the standout features of this home is the extensive parking available, ensuring convenience for residents and guests alike. Additionally, the absence of an ongoing chain allows for a smooth and efficient purchase process.

Conveniently located just 8 miles from the coastal town of Bridlington and 12 miles from the market town of Driffield, this cottage offers the best of both worlds - a peaceful village setting with easy access to nearby amenities and attractions.

This modern detached house in Burton Fleming is a rare find, combining contemporary design with the charm of village life. Whether you are looking for a holiday home or a permanent residence, this property is sure to impress.

Entrance:

Composite door into inner hall, tiled floor and underfloor heating.

Wc:

5'6" x 2'11" (1.70m x 0.91m)

Wc, wash hand basin, extractor, floor tiled and under floor heating.

Lounge:

14'8" x 9'7" (4.49m x 2.94m)

A spacious double aspect room, inset log burning stove with feature brick surround and understairs storage cupboard. Under floor heating, upvc double glazed window and upvc double glazed french doors onto the rear courtyard.

Kitchen/diner:

21'4" x 11'5" (6.51m x 3.49m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, central island. Range master cooker with extractor over, integrated dishwasher, floor tiled, under floor heating, gas boiler and fridge/freezer. Understairs storage cupboard, velux window, three upvc double glazed windows and upvc double glazed french doors onto the rear courtyard.

First floor:

Velux window and central heating radiator.

Bedroom:

10'4" x 10'0" (3.17m x 3.06m)

A front facing double room, upvc double glazed window and central heating radiator.

En-suite:

9'10" x 3'10" (3.02m x 1.18m)

Comprises of modern suite, walk in shower with plumbed shower, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, extractor and stainless steel ladder radiator.

Bedroom:

8'2" x 8'2" (2.51m x 2.50m)

A front facing double room, upvc double glazed window and central heating radiator.

Bedroom:

9'6" x 4'3" (2.91m x 1.30m)

A front facing single room, upvc double glazed window and central heating radiator.

Bathroom:

11'6" x 6'0" (3.51m x 1.84m)

Comprises a modern suite, free standing bath, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a fenced low maintenance garden. To the side elevation is private pebbled driveway with extensive parking.

Planning has been approved by the local authority for a single garage to be built on the private pebbled driveway

Garden:

To the side elevation is a fenced garden with lawn and brick built barbecue.

To the rear of the property is a private fenced courtyard. Indian stone patio with slate borders. A water point, two timber built sheds and hot tub.

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



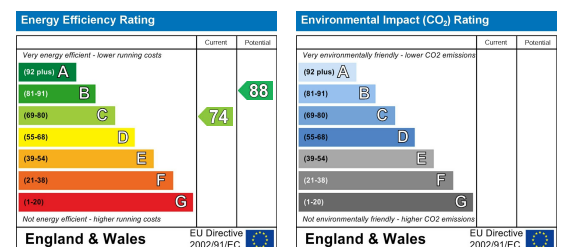
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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