BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL
Telephone: 01262 672253
Email: property@beltsestateagents.co.uk
www.beltsestateagents.co.uk



4 Kemp Nook, Bridlington, YO16 6AX

Reduced To £269,950

3 2 1 B





The Property Ombudsman

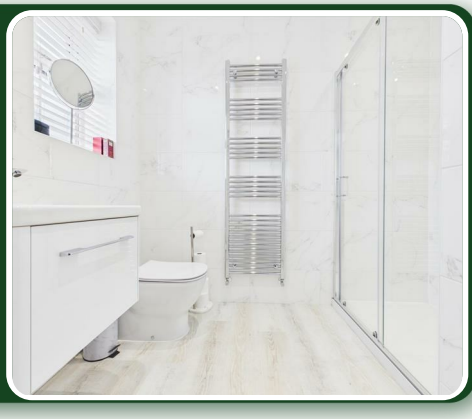
naea | propertymark PROTECTED

4 Kemp Nook

Bridlington, YO16 6AX

Reduced To £269,950





Welcome to Kemp Nook in the coastal town of Bridlington. This newly built detached house offers a perfect blend of modern living and comfort, making it an ideal family home.
The property boasts three spacious bedrooms, providing ample space for family members or guests.
The heart of the home is undoubtedly the contemporary kitchen and dining area, which features a central island and french doors that open directly onto the garden. This design not only enhances the flow of natural light but also creates a seamless connection between indoor and outdoor living, perfect for entertaining or enjoying family meals.
With two stylish bathrooms, the property ensures convenience and privacy for all residents.
The thoughtful layout and modern finishes throughout the house reflect a commitment to quality and contemporary design.
Built in 2024, this home comes with the reassurance of an NHBC warranty, with eight years remaining, providing peace of mind for future homeowners.
Situated just off Scarborough Road, residents will enjoy easy access to local shops and the historic charm of Bridlington's old town, making this location both practical and appealing. The development, crafted by the reputable Peter Ward Homes, is renowned for its high-quality homes and community spirit.
This detached house in Kemp Nook is an opportunity for those seeking a new family home in a desirable location.

Entrance:

A composite entrance door leads into a welcoming and spacious reception hall, floor matting, upvc double glazed window and central heating radiator.

Lounge:

15'1" x 12'7" (4.61m x 3.85m)
A spacious front facing reception room, upvc double glazed bay window providing excellent natural light, with the added benefit of an understairs storage cupboard, LVT flooring and central heating radiator.

Kitchen/diner:

16'6" x 16'0" (5.05m x 4.90m)
The stylish kitchen is fitted with a comprehensive range of contemporary wall and base units, complemented by a central island and composite one and a half bowl sink unit. Integrated appliances include a fridge, freezer and dishwasher, together with an electric oven, gas hob and stainless steel extractor canopy. Further benefits include under cupboard lighting, LVT flooring, upvc double glazed window, central heating radiator, upvc double glazed side entrance door, and upvc double glazed doors opening directly onto the rear garden.

Utility:

5'8" x 5'3" (1.74m x 1.61m)
Fitted with base cupboards, plumbing for washing machine, space for a tumble dryer, extractor, LVT flooring and central heating radiator.

Wc:

5'4" x 3'1" (1.63m x 0.94m)
Wc, wash hand basin, extractor, LVT flooring, upvc double glazed window and central heating radiator.

First floor:

A spacious landing, upvc double glazed window, central heating radiator and built in storage cupboard housing the gas combi boiler.

Bedroom:

12'11" x 10'4" (3.96m x 3.15m)
A front facing double room, built in mirrored sliding wardrobes, upvc double glazed window and central heating radiator.

En-suite:

8'0" x 5'5" (2.44m x 1.67m)
The contemporary shower room is fitted with a modern three piece suite comprising a shower cubicle with plumbed in shower, wc and wash hand basin set within a vanity unit. Finished with full-height wall tiling, the room also benefits from LVT flooring, a vanity cupboard, a shaver point, extractor fan, upvc double glazed window and chrome heated ladder style towel radiator

Bedroom:

10'9" x 9'3" (3.30m x 2.83m)
A rear facing double room, built in mirrored sliding wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

10'9" x 6'5" (3.29m x 1.98m)
A rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

7'6" x 5'6" (2.29m x 1.68m)
The family bathroom is fitted with a modern three piece suite comprising a panelled bath with shower attachment, wc and wash hand basin set within a vanity unit. Fully tiled walls create a stylish and practical finish, while additional features include LVT flooring, a vanity cupboard, an extractor fan, shaver point, upvc double glazed window and chrome heated ladder style towel radiator.

Exterior:

The property enjoys an attractive open plan frontage, enhanced by mature shrubs and planting. A generous block paved driveway extends along the side of the property, providing ample parking, an electric vehicle charging point, and gated access to the garage.

Garden:

The enclosed south facing rear garden offers an excellent degree of privacy and provides an ideal space for outdoor entertaining, featuring a low maintenance artificial lawn, paved patio and attractively planted raised borders with mature shrubs and ornamental planting.

Garage:

19'0" x 9'7" (5.81m x 2.93m)
Electric door, power and lighting.

Notes:

Council tax band D
Alarm System fitted.

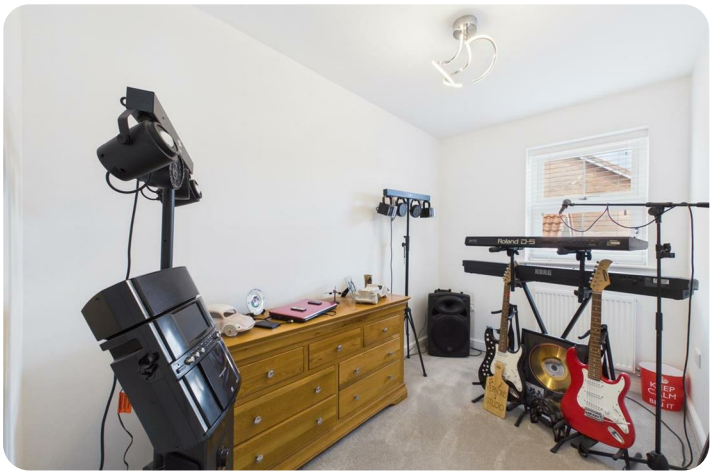
Purchase procedure

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







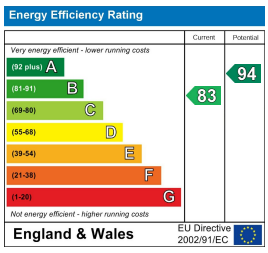
Floor Plan

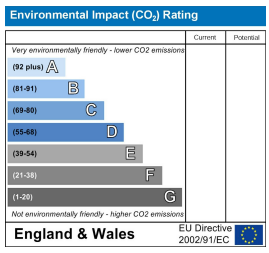


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.