



## Sunnydene, North Marine Road, Flamborough, YO15 1LF

Price Guide £328,000



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Welcome to the village of Flamborough, North Marine Road presents an exceptional opportunity to acquire a detached house, perfect for family living.

This spacious property boasts five well-proportioned bedrooms, providing ample space for a growing family or guests. The property features two inviting reception rooms, ideal for both relaxation and entertaining, ensuring that there is plenty of room for everyone to enjoy.

The modern kitchen fitted in 2023 is a standout feature, designed to meet the needs of contemporary living. The family bathroom is conveniently located, serving the needs of the household with ease.

Outside, the property benefits from a good-sized established rear garden, offering a private sanctuary for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the property includes private parking and a garage, providing secure storage and convenience for vehicles.

Located on North Marine Road close to cliff top walks and the north landing bay. Also convenient the main village centre where there are ample facilities local shops, supermarket, public houses and restaurants. Flamborough has a recreation ground with cricket, football and tennis clubs. There is also a separate Bowling club, public library, village hall, WI and church hall which all add to making the area a popular choice for buyers, and you can leave the car at home as a regular bus service is in operation to Bridlington.

Do not miss the chance to make this house your home.

#### **Entrance:**

Upvc double glazed door into inner hall, central heating radiator.

#### **Lounge:**

12'9" x 11'10" (3.89m x 3.61m)

A front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window, central heating radiator and archway into the dining room.

#### **Dining room:**

13'9" x 12'10" (4.20m x 3.93m)

A rear facing room, gas fire in a surround, central heating radiator and upvc double glazed french doors onto the garden.

#### **Kitchen:**

17'6" x 6'2" (5.34m x 1.90m)

Fitted in 2023 with a range of modern base and wall units, composite one and a half sink unit, electric double oven, 5 burner gas hob with stainless steel extractor over. Under cupboard lighting, integrated dishwasher, washing machine and microwave. Upvc double glazed window, vertical radiator, velux window, understairs storage cupboard and upvc double glazed door onto the garden.

#### **First floor:**

#### **Bedroom:**

12'10" x 9'7" (3.93m x 2.94m)

A rear facing double room, built in storage cupboards, one housing gas combi boiler, upvc double glazed window and central heating radiator.

#### **Bedroom:**

11'10" x 10'11" (3.61m x 3.34m)

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

#### **Bedroom:**

8'5" x 5'11" (2.58m x 1.81m)

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

#### **Bathroom:**

10'6" x 6'4" (3.22m x 1.95m)

Comprises a modern suite, bath with shower attachment, large shower cubicle with plumbed in shower, wc and wash hand basin. Wall tiled, shower panelling, extractor, upvc double glazed window and chrome ladder radiator.

#### **Second floor:**

Velux window.

**Bedroom:**

16'2" x 7'10" (4.95m x 2.41m)

A spacious front facing double room, access to the eaves for storage, upvc double glazed window and central heating radiator.

**Bedroom:**

10'8" x 10'1" (3.26m x 3.08m)

A rear facing double room, access to the eaves for storage, upvc double glazed window and central heating radiator.

**Exterior:**

To the front of the property is a walled pebbled garden.

To the side elevation is a private driveway with ample parking leading to the garage.

**Garden:**

To the rear of the property is a good size established garden. Block paved patio to lawn, fruit trees, borders of shrubs and bushes. A timber built summer house with power and lighting. Two green houses.

**Garage:**

20 x 10 (6.10m x 3.05m)

Up and over door, power and lighting.

**Notes:**

Council tax band C

**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



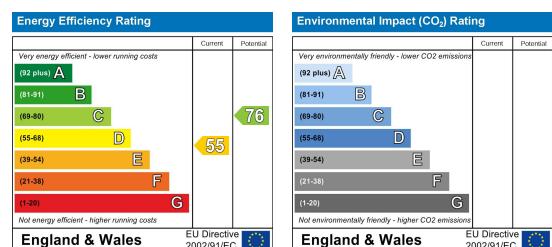
## Floor Plan



## 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.