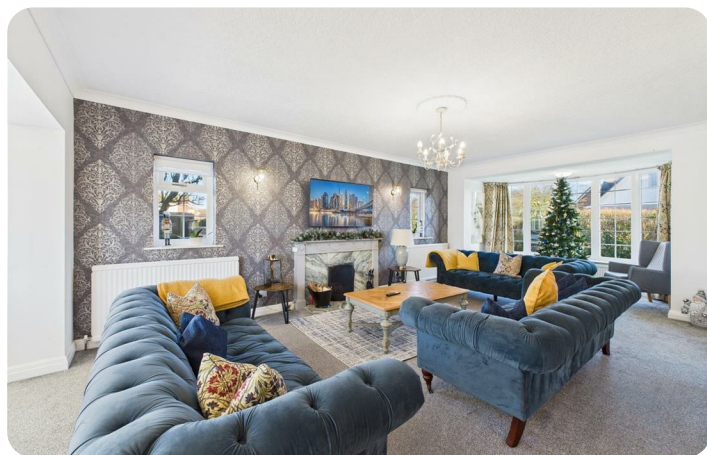




**5 Poplar Drive, Bridlington, YO16 6TF**

**Price Guide £470,000**

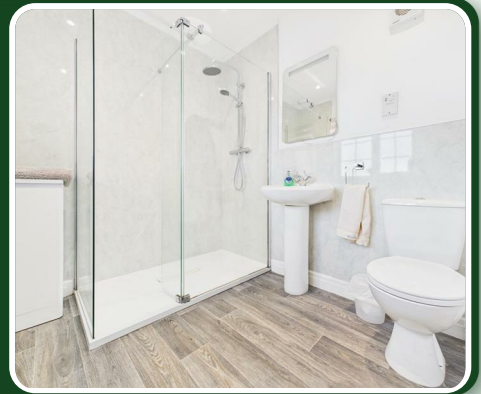




# 5 Poplar Drive

Bridlington, YO16 6TF

## Price Guide £470,000



Welcome to the desirable Poplar Drive in the coastal town of Bridlington. This exceptional detached house is situated on a good size corner plot and designed by the local builder Dunks. This architect-designed residence boasts an impressive five bedrooms and three bathrooms, making it an ideal choice for families or those seeking multi-generational living arrangements.

The current owners have thoughtfully modernised the property, enhancing its appeal with stylish finishes and contemporary fixtures throughout.

Located just a third of a mile from the charming Sewerby village and the north beach, this home is perfectly positioned for those who appreciate coastal living. Local shops, as well as primary and secondary schools, are within easy reach.

This property must be viewed to fully appreciate the spacious living accommodation and the thoughtful design that caters to modern family life. With its prime location and impressive features, this home is an excellent opportunity. Don't miss your chance to make this stunning house your new home.

### Entrance:

Door into spacious inner hall, central heating radiator.

### Wc:

5'2" x 5'2" (1.60m x 1.60m)

Wc, wash hand basin, wall panelling, understairs storage cupboard, upvc double glazed window and central heating radiator.

### Snug/office:

10'5" x 6'9" (3.19m x 2.07m)

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

### Lounge/diner:

35'11" x 12'7" (10.96m x 3.86m)

A spacious double aspect room, open fire with tiled inset and wood surround. Two upvc double glazed bay windows, three upvc double glazed windows, four central heating radiators and upvc double glazed french doors onto the rear garden. Archway leads into the kitchen/diner.

### Kitchen:

18'10" x 14'0" (5.76m x 4.28m)

Fitted with a range of modern base and wall units, solid wood worktops, breakfast bar, stainless steel one and a half sink unit, electric oven and hob. Integrated fridge/freezer, extractor, plumbing for dishwasher, two upvc double glazed windows and central heating radiator and vertical radiator.

### Utility:

7'9" x 6'9" (2.37m x 2.08m)

Fitted with a range of modern base units, stainless steel sink unit, plumbing for washing machine, space for a tumble dryer, upvc double glazed window, central heating radiator and door into the garage.

### Bedroom:

12'4" x 8'4" (3.77m x 2.55m)

A rear facing double room, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear garden.

### En-suite:

8'9" x 2'11" (2.67m x 0.91m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, wash hand basin, wall panelling, extractor and chrome ladder radiator.

### First floor:

A spacious landing, upvc double glazed window, central heating radiator and built in storage cupboard.

### Bedroom:

16'10" x 10'11" (5.14m x 3.34m)

A spacious rear facing double room, built in wardrobe and dresser. Upvc double glazed window and central heating radiator.

### En-suite:

7'10" x 6'4" (2.40m x 1.94m)

Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin. Wall panelling, extractor, shaver socket, upvc double glazed window and central heating radiator.

**Bedroom:**

12'9" x 10'10" (3.90m x 3.31m)

A spacious rear facing double room, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

**Bedroom:**

12'7" x 8'7" (3.86m x 2.62m)

A front facing double room, built in wardrobe and dresser. Upvc double glazed window and central heating radiator.

**Bedroom:**

10'8" x 7'4" (3.27m x 2.24m)

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

**Bathroom:**

10'7" x 6'6" (3.24m x 2.00m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin. Wall panelling, shaver socket, upvc double glazed window and central heating radiator.

**Exterior:**

To the front and side of the property is a walled garden with lawn and well established borders. Block paved driveway with ample parking.

**Garden:**

To the rear of the property is an enclosed west facing garden. Paved

patios, lawn with well stocked borders of trees, hedges, shrubs and bushes.

**Garage:**

17'10" x 9'3" (5.46m x 2.83m)

Electric roller door, gas boiler and hot water store.

**Notes:**

Council tax band: E

**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:**

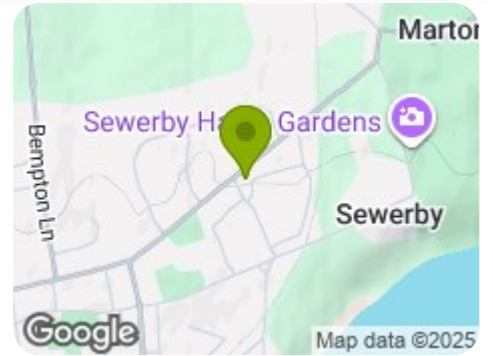
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



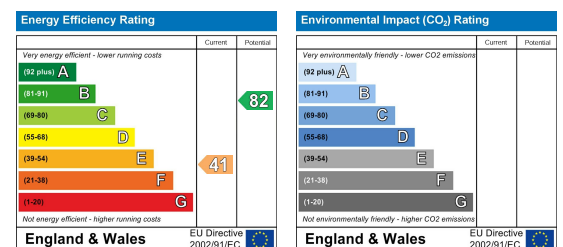
## Floor Plan



## 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



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