

Whitakers

Estate Agents



5 Bridge Bungalows, Main Road, Burstwick, HU12 9JS

£365,000

Location, Location, Location.....

This CHARMING SEMI DETACHED CHALET STYLE BUNGALOW, enjoys the enviable setting of Bridge Bungalows, Burstwick boasting breath taking views over gardens, paddock land and neighbouring countryside. As you pull up onto the sweeping driveway, adorned with beautiful mature trees, shrubbery and greenery, you'll know you have found your next chapter.... The front entrance door opens into the hallway, welcoming you in to view this beautiful home, enhanced and lovingly upgraded by the current owners, whilst retaining many original features to include: high ceilings, solid wooden doors and original wall panelling in the lounge, creating a blend of rustic charm with the convenience of modern day living.

The generously proportioned accommodation includes ; A fabulous ENTRANCE HALL, tastefully styled with stairs taking you up to the first floor landing where you find TWO DOUBLE BEDROOMS, the rear enjoys wonderful open views over the gardens and beyond, just lovely to wake up to in the mornings. There is a GROUND FLOOR, MASTER BEDROOM with feature wall panelling and an EN SUITE SHOWER ROOM, separate FAMILY BATHROOM with three piece suite.

The comfortable LOUNGE has a lovely calming ambience with LOG BURNING STOVE and original 1930's Old English Oak wall panelling, a lovely room for the family to relax.

At the heart of this home is the DINING KITCHEN with adjoining ORANGERY & GAMES ROOM, overlooking the rear garden, creating a wonderful layout for entertaining. Outside there are spectacular GARDENS, adorned with mature trees and shrubbery, paved patio areas and a garden BAR are perfect additions for entertaining and dining "al fresco" A timber pergola with cascading foliage provides a shaded area to sit and enjoy the wonderful outdoors.

A PRIVATE DRIVEWAY provides ample OFF ROAD PARKING and leads down to the GARAGE.

This wonderful property comes to market, ready and waiting for new owners to move into

Accommodation Comprising

Entrance & Hallway

The front entrance door opens into the fabulous hallway, welcoming you in to view the tastefully styled accommodation on offer. Feature staircase takes you up to the first floor and solid wooden doors open to the

Lounge 14'4" x 12'9" (4.38 x 3.89)



A comfortable lounge with a calming ambience, features include an Oak Mantel with log burning stove and original 1930's Old English Oak wall panelling and light switch, a lovely room to relax and unwind.

Lounge Features



Lounge Panelling



Dining Kitchen 19'5" x 10'8" (5.92 x 3.26)



The dining kitchen has a range of fitted units with complimentary work surface and central island feature. Space for Range Style cooker, ideal for the culinary member of the family. Ceramic sink with shower tap and drainer, plumbed for automatic washing machine and under counter fridge/ freezer. Two double glazed windows allow ample light to flow through. Under floor heating and French doors open into the orangery/conservatory, creating a wonderful social space, ideal for entertaining family & friends.

Orangery/ Conservatory 11'11" x 10'9" (3.65 x 3.30)



A fabulous addition to this home is the orangery/ conservatory with feature ceiling lantern and French doors opening out to the rear garden. Wall panelling and a contemporary log burning stove make this a lovely room for the family to enjoy as the seasons come and go.

Ground Floor Bedroom One



The ground floor bedroom has a lovely calming ambience, decorated in neutral tones with feature wall panelling. A double glazed window to front elevation, radiator and door into the En Suite.

En Suite to Bedroom One



En suite with shower cubicle and glazed screen, vanity unit housing the wash basin with useful storage cupboard below. Towel heater and double glazed obscure window.

Games Room 9'1" x 8'8" (2.79 x 2.66)



An opening from the orangery opens into the games room, creating additional room for entertaining.

Garden Patio



Ground Floor Bathroom 7'6" x 5'1" (2.29m x 1.55m)



Fully tiled walls and laminate flooring, the family bathroom includes: panelled bath, low level W.C. and vanity unit housing the wash basin with useful storage below. Radiator and double glazed obscure window.

Side Porch/ Cloak Room

A useful side porch/ cloak room with doors to front and back allowing access through to the rear garden.

Bedroom Two 17'6" x 9'1" (5.35 x 2.78)



A double bedroom with radiator, double glazed

window, enjoying views over the rear garden and open fields beyond, just lovely to wake up to in the mornings.

Bedroom Three 21'11" x 9'2" (max) (6.70 x 2.80 (max))



A further double bedroom with double glazed window to front elevation and radiator.

Garage

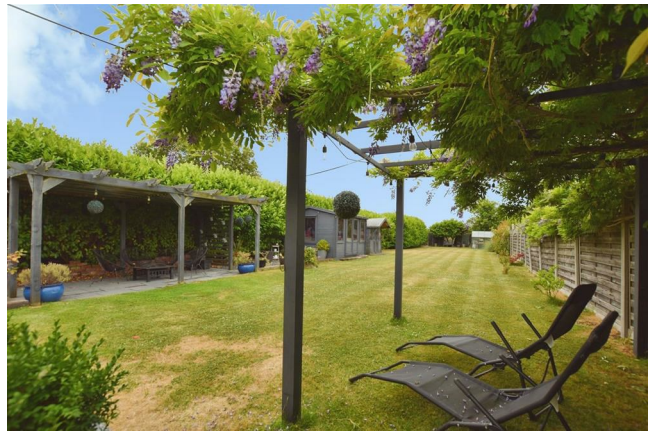
Garage with metal up and over door providing vehicle access and a further door to the rear, enabling access from the garden.

Gardens



The gardens are just spectacular, mainly laid to lawn, adorned with beautiful mature trees and shrubbery. There are paved patio areas around the garden and an attractive pergola, creating ample seating areas, ideal for family gathering's, a wonderful outdoor area for children to play and discover all the delights that nature has to offer.

Pergola



An attractive timber pergola with cascading foliage, provides a lovely shaded area to sit and enjoy the outdoors.

Garden Bar



A timber built outdoor bar, perfect to enjoy outdoor gatherings.

Rear House and Garden



Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band D

EPC Rating

EPC Rating C Expires September 2036

Making An Offer

In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - O2 good/ Three/EE and Vodafone all okay

Broadband - Basic 21 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Whitakers Estate Agent Declaration.

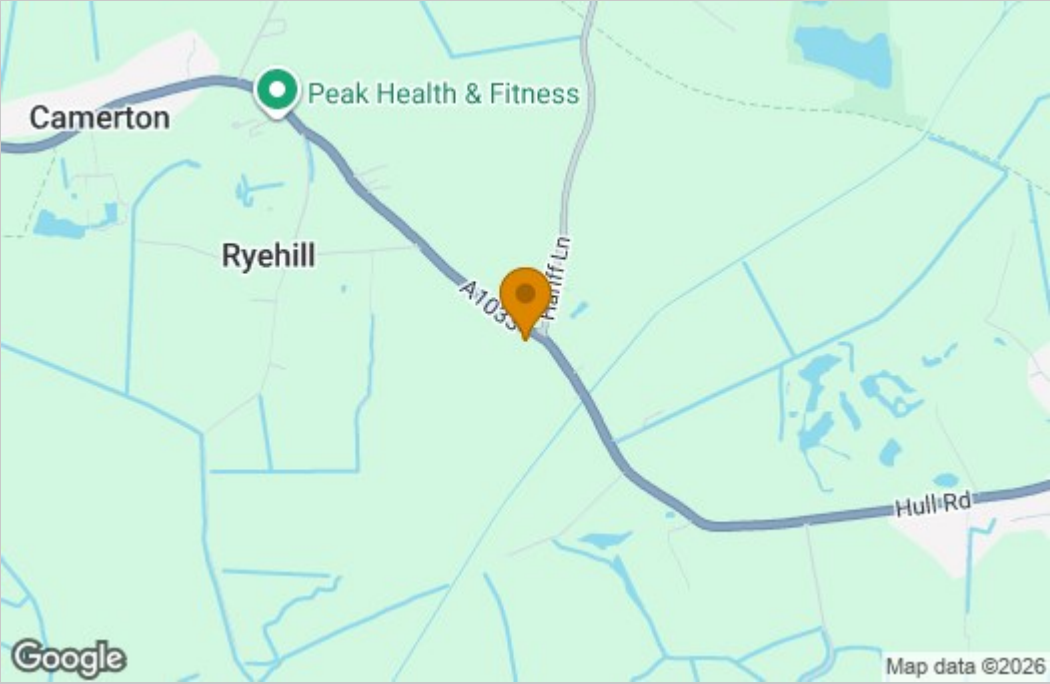
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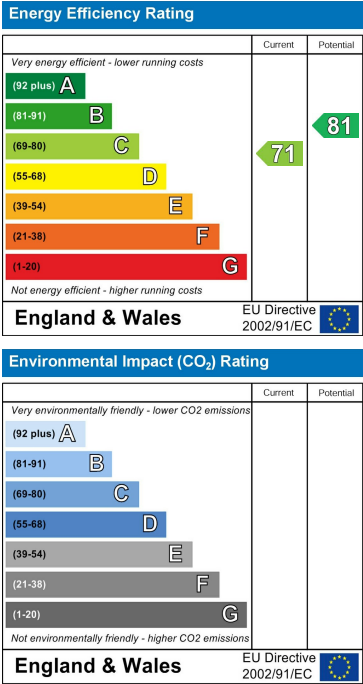
Floor Plan



Area Map



Energy Efficiency Graph



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