



## Church Lane, Flamborough, Bridlington, YO15 1PG

- Detached Bungalow
- Spacious Lounge
- Front & Rear Gardens
- Highly Desirable Village Location
- Two Double Bedrooms
- Bathroom With Three Piece Suite
- Off-Road Parking & Garage

**Asking Price £285,000**



# Castelain, Church Lane, Flamborough, Bridlington, YO15 1PG

## DESCRIPTION

Situated in the ever-popular coastal village of Flamborough, this charming two-bedroom detached bungalow offers well-proportioned accommodation throughout and occupies a delightful plot with beautifully maintained gardens, making it an ideal home for those seeking comfortable single-storey living in a picturesque setting.

The property is approached via a private driveway providing ample off-street parking and leading to a detached garage, offering excellent storage and practical space for vehicles, hobbies, or workshop use. A neatly presented front garden creates an attractive first impression.

Upon entering the property, a welcoming entrance hall provides access to the principal accommodation. The spacious lounge is filled with natural light and offers a comfortable space for relaxation and entertaining, with ample room for a variety of furniture arrangements. The well-appointed kitchen/diner forms the heart of the home, featuring a range of fitted units, generous work surface space and room for a dining table, making it ideal for both everyday family living and hosting guests.

There are two well-sized bedrooms, both offering pleasant outlooks and versatile accommodation to suit a variety of needs, whether as bedrooms, a guest room, or a home office. The bungalow is completed by a family bathroom serving the accommodation.

A particular feature of the property is the rear garden. Beautifully landscaped and lovingly maintained, this private outdoor space provides a tranquil retreat with established planting, colourful borders, manicured lawns and seating areas, creating the perfect environment for enjoying the outdoors throughout the year.

Church Lane in Flamborough, near Bridlington, is a highly sought-after residential location set within this popular coastal village. Flamborough is well known for its dramatic heritage coastline, lighthouse, and access to scenic walks along the nearby cliffs and beaches. Schedule a viewing today!





HUNTERS



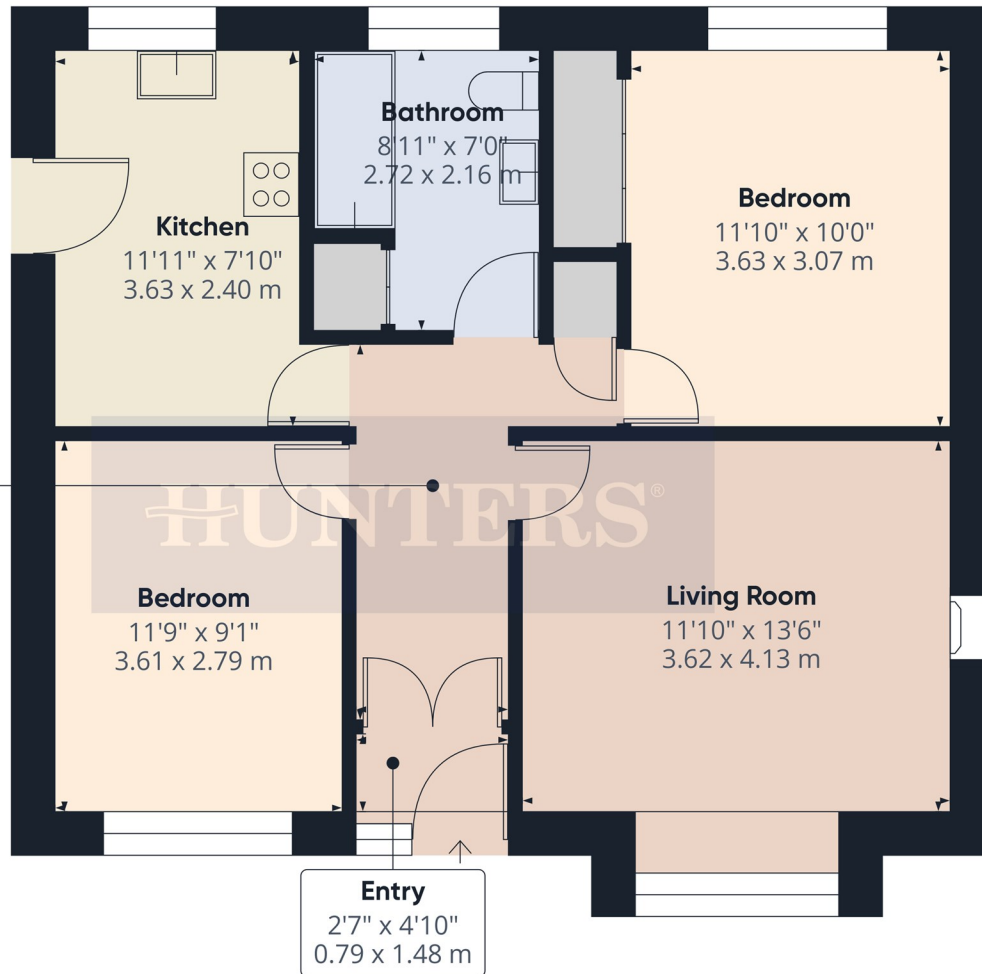
HUNTERS



HUNTERS



HUNTERS



**HUNTERS**

Approximate total area<sup>(1)</sup>  
664 ft<sup>2</sup>  
61.8 m<sup>2</sup>

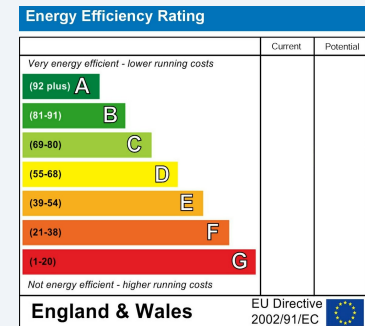
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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