



Carter Lane, Flamborough

YO15 1LW

Offers Over £400,000



11 Carter Lane, Flamborough, Bridlington

DESCRIPTION

Situated in the very heart of Flamborough, this beautiful and unique detached home has been thoughtfully upgraded by the current owners to create a stylish, move-in-ready property in one of the East Riding's most desirable coastal villages. Offering a wonderful blend of character, space and modern finishes, the home is perfectly positioned within walking distance of local shops, cafés, pubs and amenities.

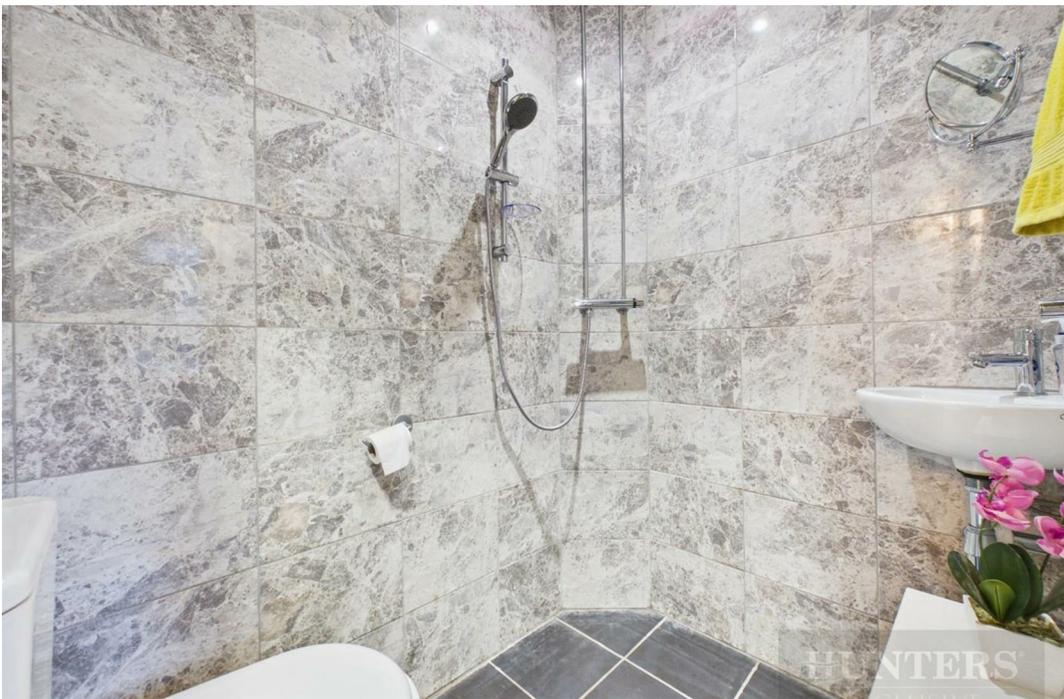
Stepping inside, you are welcomed by a hallway that leads through to the heart of the home - the impressive open-plan living and dining room. This bay-fronted space is filled with natural light and showcases charming features including coving, ceiling roses and a log burner, creating a room that is both sociable and cosy. There is ample space for a large family dining table alongside generous living room furniture, making it ideal for entertaining and everyday family living.

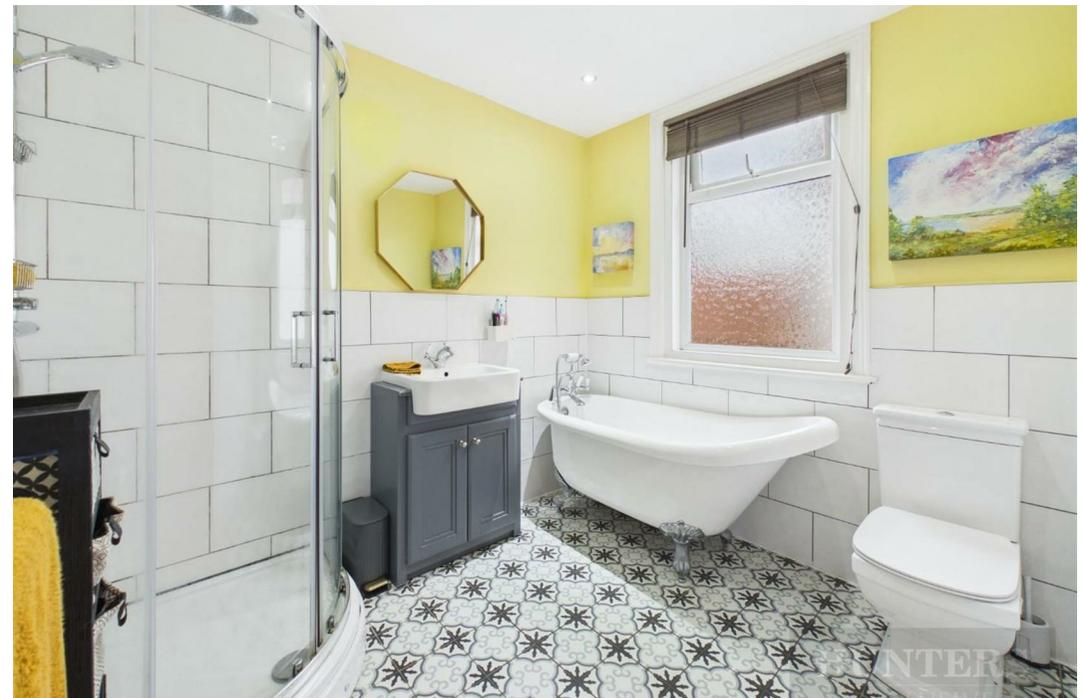
The kitchen is a modern navy shaker-style design, offering space for a range cooker, American-style fridge/freezer and additional appliances - perfect for those who enjoy cooking and hosting. To the rear of the property is a useful utility area and a contemporary downstairs shower room.

Upstairs, the first floor provides two well-proportioned double bedrooms, including a standout large bay-fronted main bedroom that offers both character and generous proportions. There is a further double bedroom along with a beautifully appointed family bathroom featuring a four-piece suite, complete with a corner shower and a freestanding roll top bath. The top floor offers two additional double bedrooms, ideal for older children or visiting guests.

Externally, the property continues to impress with a large, private and well-maintained rear garden. With both lawn and patio areas, it is a fantastic space for barbecues, outdoor dining and enjoying the sunshine. Additionally, there is a versatile outhouse situated at the end of the garden, offering excellent potential for a range of uses. Schedule a viewing!









Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1715 ft²

159.2 m²

Reduced headroom

38 ft²

3.6 m²

(1) Excluding balconies and terraces

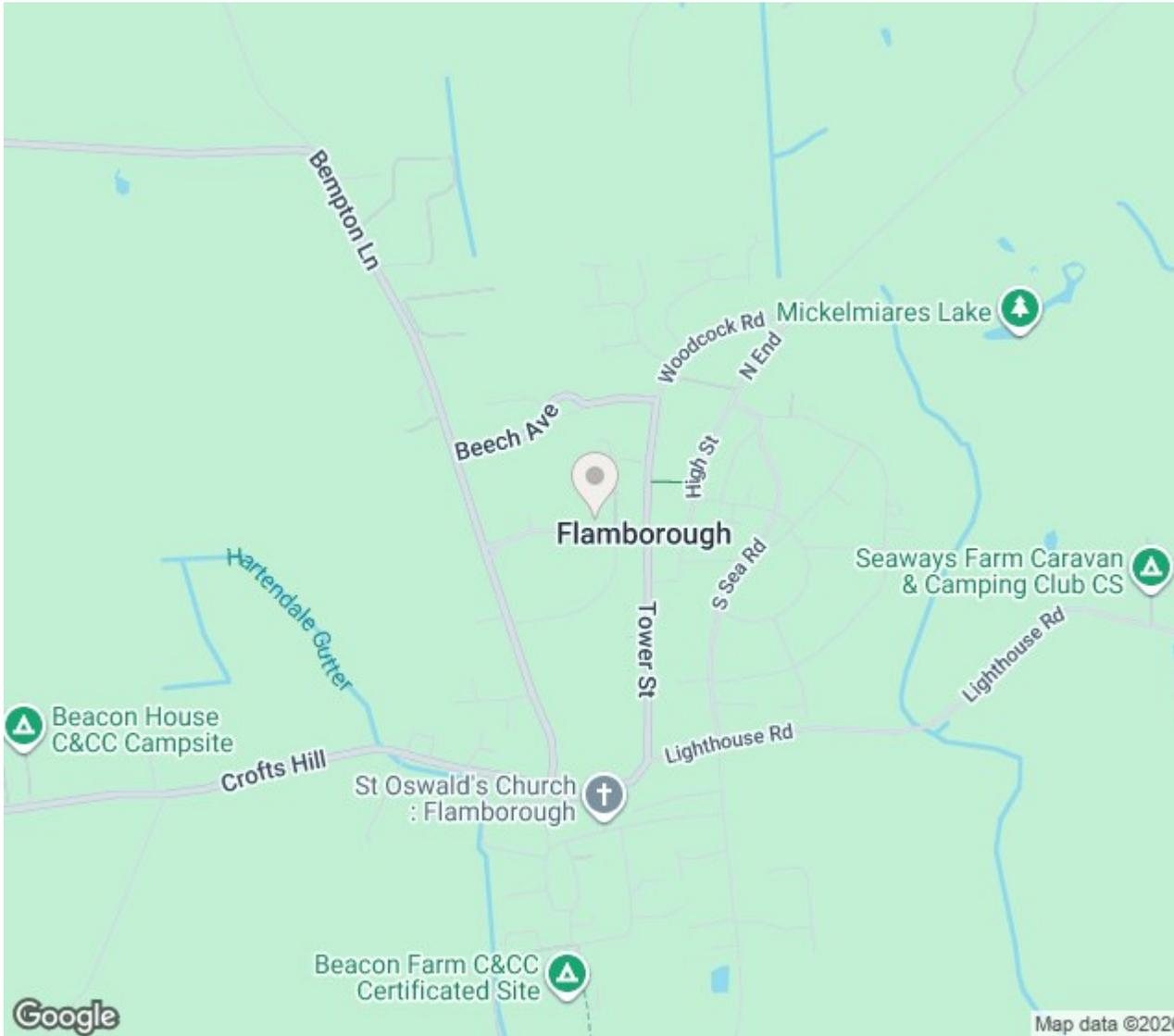
Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE 360





ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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